

Executive Summary Report

Characteristics-Based Market Adjustment for 2004 Assessment Roll

Area Name / Number: Hollywood & Education Hills / 72

Previous Physical Inspection: 2002

Sales - Improved Summary:

Number of Sales: 565

Range of Sale Dates: 1/2002 - 12/2003

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2003 Value	\$186,600	\$380,000	\$566,600	\$588,700	96.2%	11.51%
2004 Value	\$195,300	\$385,300	\$580,600	\$588,700	98.6%	11.01%
Change	+\$8,700	+\$5,300	+\$14,000		+2.4%	-0.50%
% Change	+4.7%	+1.4%	+2.5%		+2.5%	-4.34%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.50% and -4.34% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2003 Value	\$192,700	\$338,800	\$531,500
2004 Value	\$201,800	\$348,200	\$550,000
Percent Change	+4.7%	+2.8%	+3.5%

Number of one to three unit residences in the Population: 4496

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Improvements that are grade 9 and not located on waterfront and properties with grade 12 and grade 13 improvements had higher average ratios (assessed value/sales price) than other homes, so, the formula adjusts these properties downward. Similarly, improvements that have Above Grade Living Area less than 1501 square feet had lower average ratios (assessed value/sales price) than other properties, so the formula adjusts these properties upward thus improving equalization.

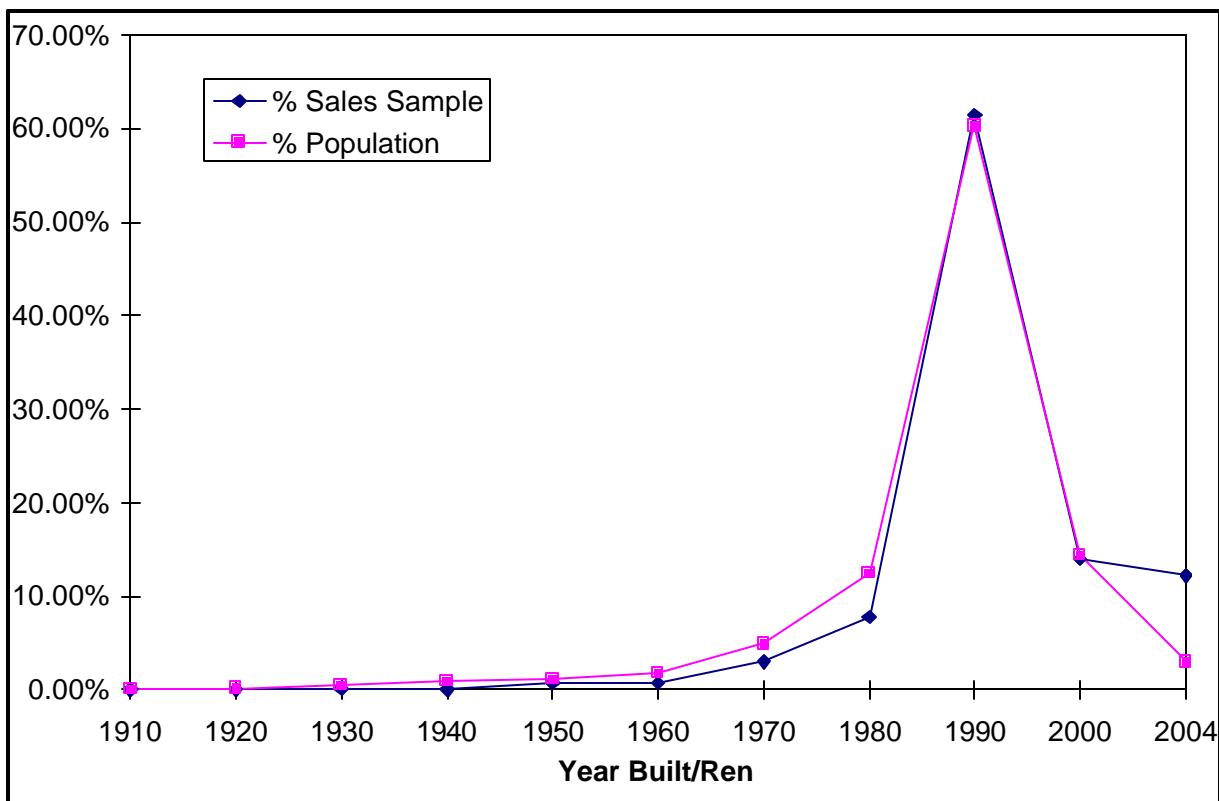
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2004 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	1	0.18%
1940	0	0.00%
1950	4	0.71%
1960	4	0.71%
1970	17	3.01%
1980	44	7.79%
1990	347	61.42%
2000	79	13.98%
2004	69	12.21%
	565	

Population		
Year Built/Ren	Frequency	% Population
1910	4	0.09%
1920	9	0.20%
1930	23	0.51%
1940	43	0.96%
1950	55	1.22%
1960	82	1.82%
1970	224	4.98%
1980	561	12.48%
1990	2711	60.30%
2000	649	14.44%
2004	135	3.00%
	4496	

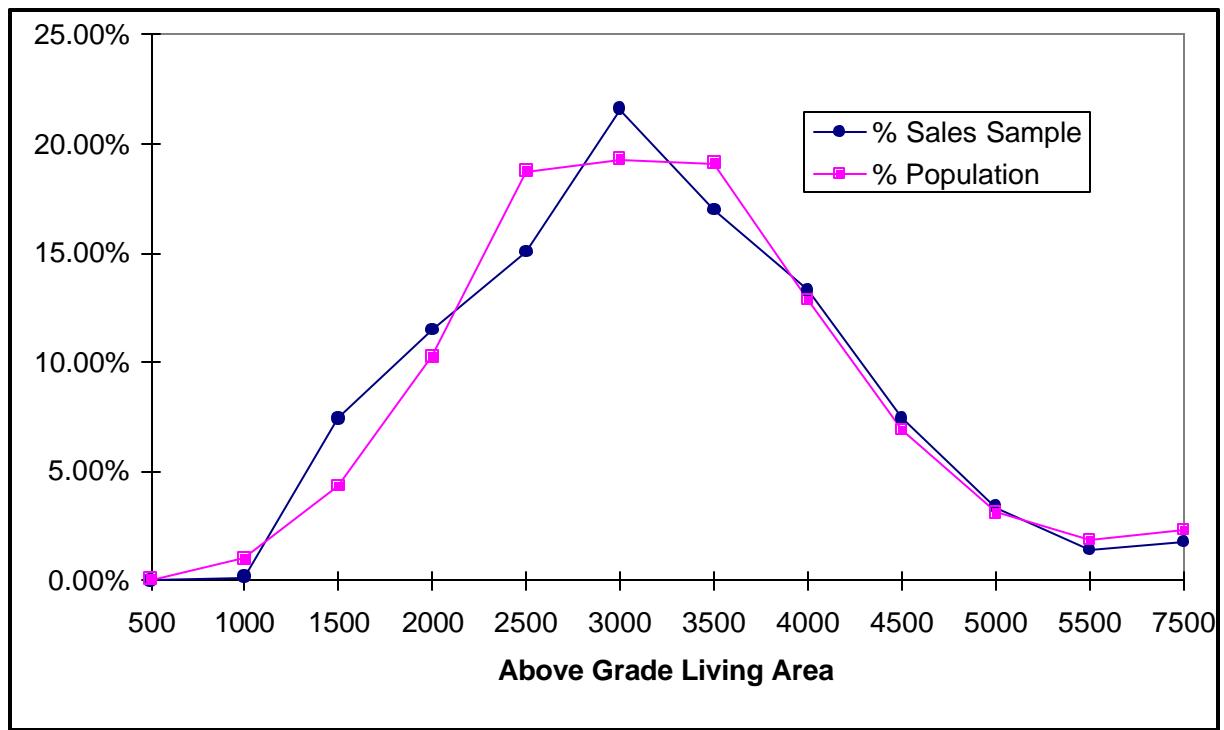


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	1	0.18%
1500	42	7.43%
2000	65	11.50%
2500	85	15.04%
3000	122	21.59%
3500	96	16.99%
4000	75	13.27%
4500	42	7.43%
5000	19	3.36%
5500	8	1.42%
7500	10	1.77%
	565	

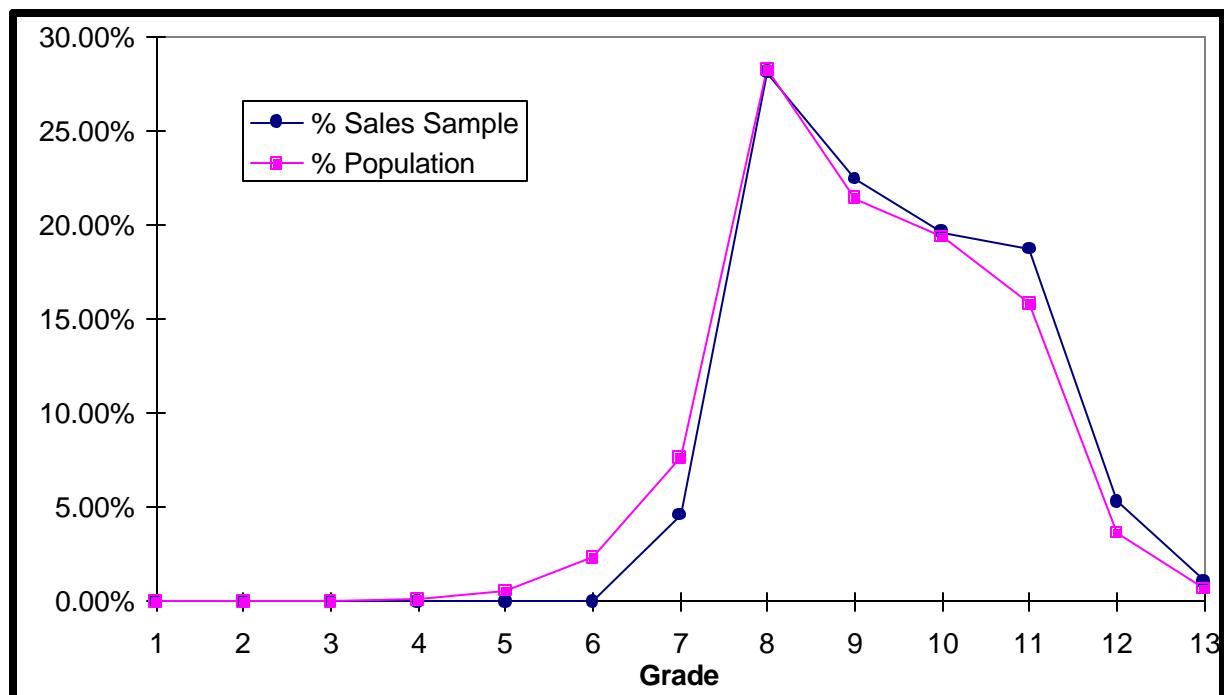
Population		
AGLA	Frequency	% Population
500	3	0.07%
1000	46	1.02%
1500	196	4.36%
2000	461	10.25%
2500	843	18.75%
3000	868	19.31%
3500	860	19.13%
4000	579	12.88%
4500	310	6.90%
5000	140	3.11%
5500	85	1.89%
7500+	105	2.34%
	4496	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

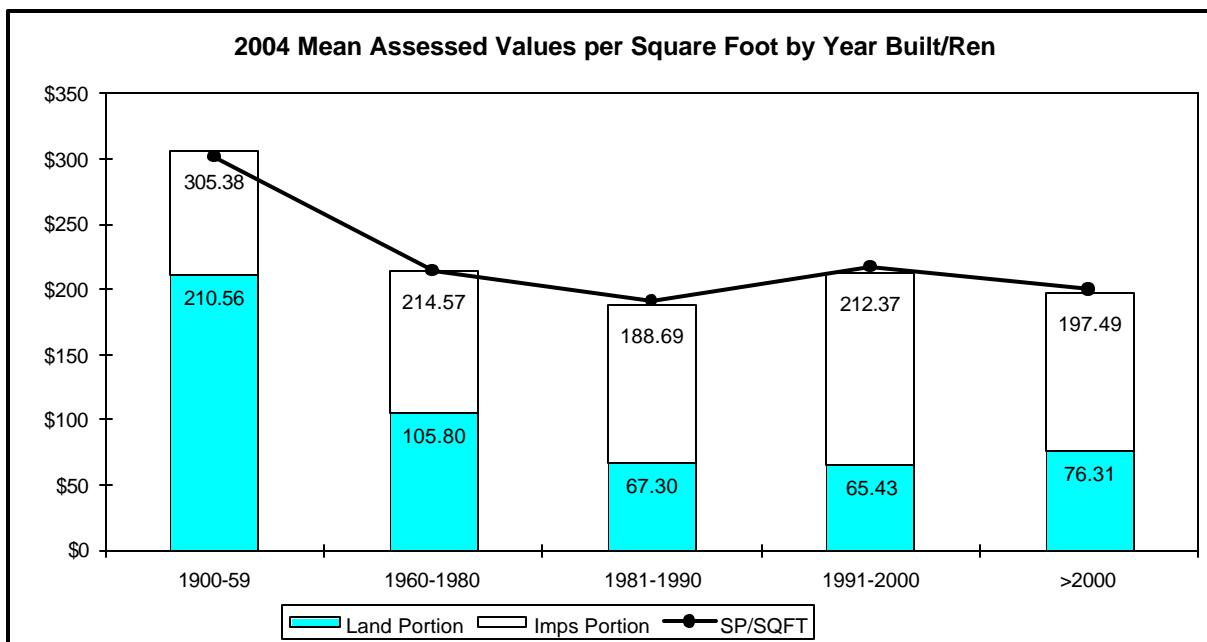
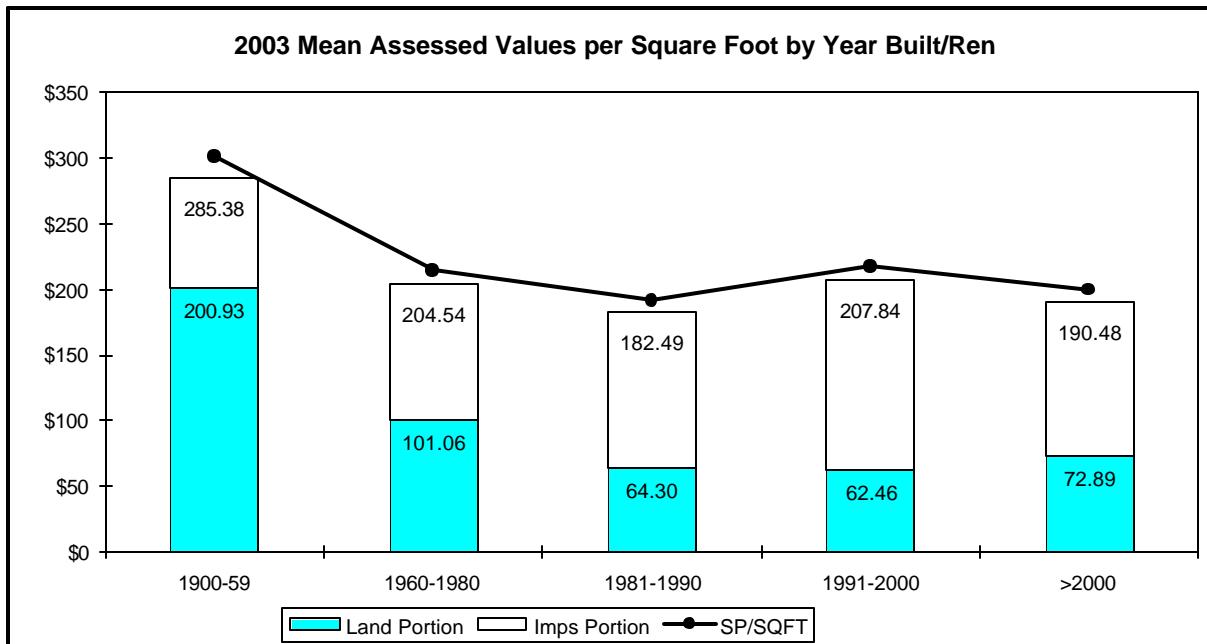
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	1	0.02%
4	0	0.00%	4	5	0.11%
5	0	0.00%	5	26	0.58%
6	0	0.00%	6	105	2.34%
7	26	4.60%	7	344	7.65%
8	159	28.14%	8	1272	28.29%
9	127	22.48%	9	965	21.46%
10	111	19.65%	10	871	19.37%
11	106	18.76%	11	712	15.84%
12	30	5.31%	12	165	3.67%
13	6	1.06%	13	30	0.67%
	565			4496	



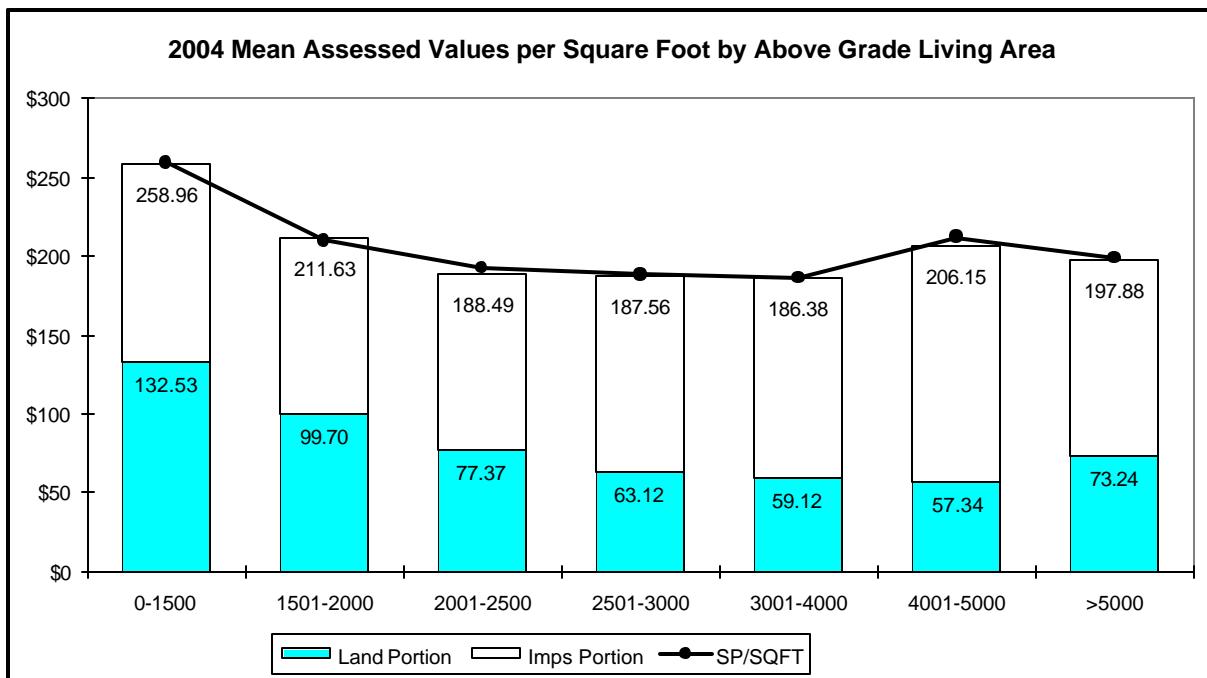
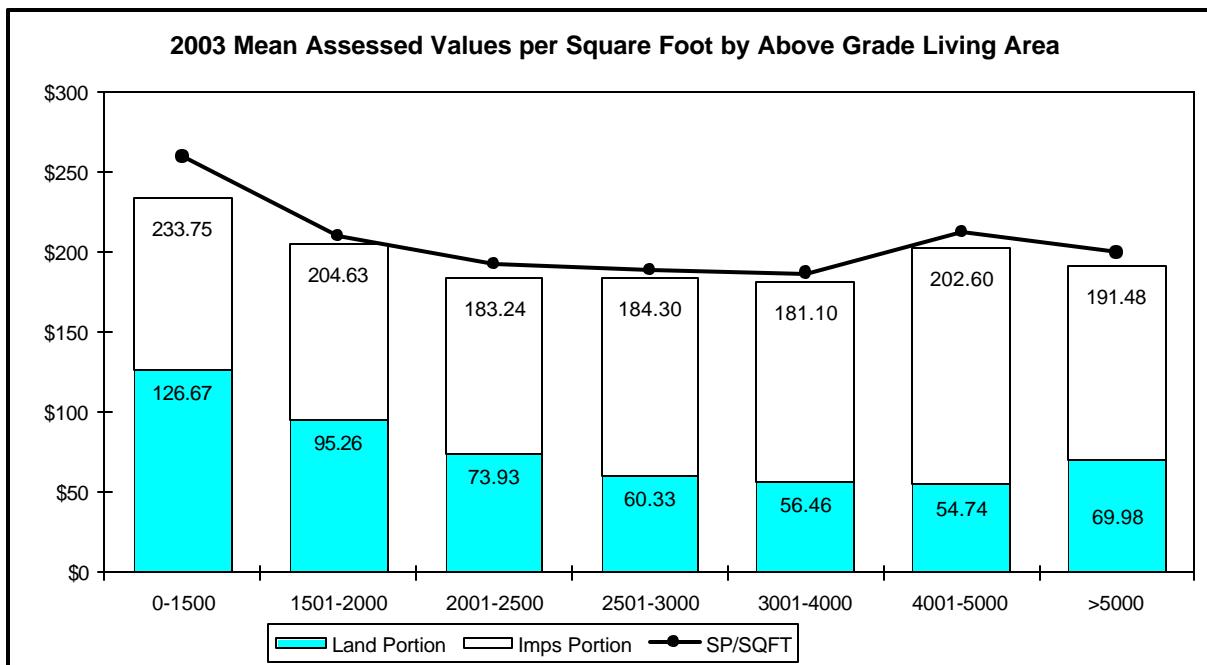
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2003 and 2004 Per Square Foot Values
By Year Built or Year Renovated***



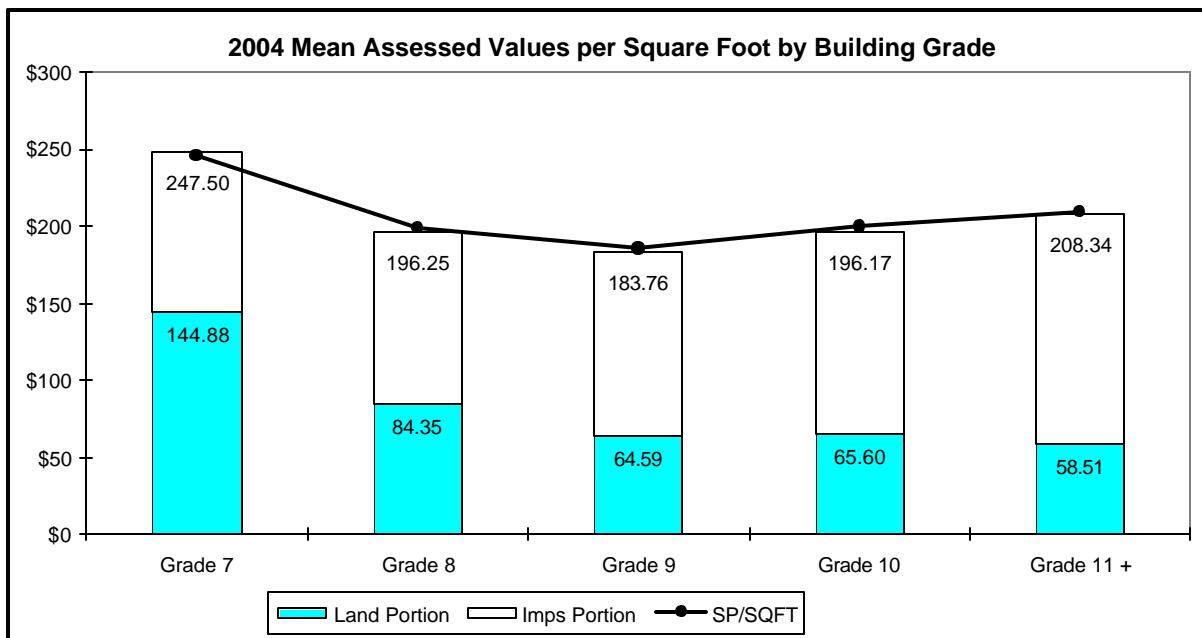
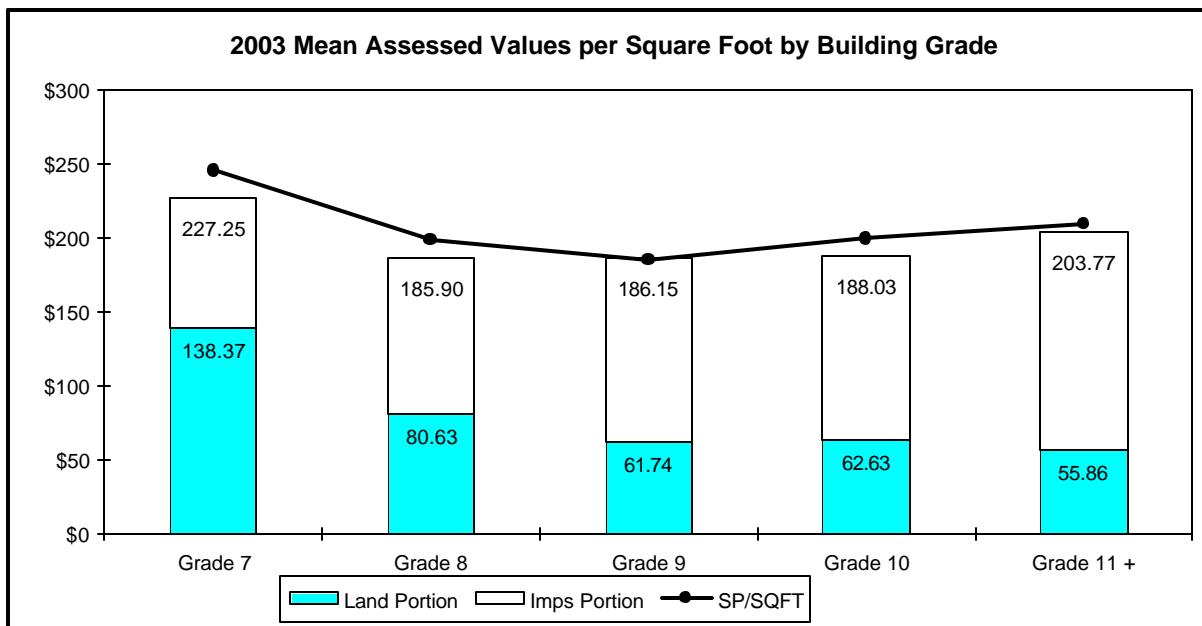
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 Per Square Foot Values
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2002 through 12/31/2003 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2003
6. Existing residences where the data for 2003 is significantly different than the data for 2004 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

There were an insufficient number of vacant land sales (12 usable land sales) available in area 72 making it problematic to develop adjustments to previous land based on land sales alone. As a result, a market adjustment for land values was derived based on the constant from improved property model, along with allocation methodology. This resulted in an overall 5% increase in land assessments in the area for the 2004 Assessment year. The formula is:

$$2004 \text{ Land Value} = 2003 \text{ Land Value} \times 1.05, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 565 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Improvements with Grade 9 houses on Non Waterfront Sites and Houses with grade 12 and 13 construction had higher average ratios(assessed value/sales price) than other properties, so, the formula adjusts these improvements downward. Similarly, properties with Above Grade Living Area less than 1501 Sq. Ft. had lower assessed values (assessed value/sales price) than others, so the formula adjusts these improvements upward thus improving equalization.

The derived adjustment formula is:

**2004 Total Value = 2003 Total Value / 0.9577373+0.05477992 If Grade 9 Non Waterfront
+0.07119769 if Grade greater than 11 -0.05657715 If Above Grade Living Area less than 1501**

The resulting total value is rounded down to the next \$1,000, *then:*

2004 Improvements Value = 2004 Total Value minus 2004 Land Value

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Model is applied to principle building.
(2004 Total Value minus 2004 Land Value = 2004 Improvement Value)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, New Total Value=(2004 Land Value + Previous Improvement Value).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample”.

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

2004 Total Value = 2004 Land Value + Previous Improvement Value * 1.014%, with results rounded down to the next \$1,000

There are 30 Mobile Homes in the area which will receive this adjustment.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 72 Annual Update Model Adjustments

2004 Total Value = 2003 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

4.41%

Grade 9 Non Waterfront	Yes
% Adjustment	-5.65%
Grade Greater than 11	Yes
% Adjustment	-7.22%
Above Grade	
Living Area Less than 1501	Yes
% Adjustment	6.54%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a grade 9 Non Waterfront parcel would *approximately* receive a 1.24% downward adjustment (+4.41% overall adjustment -5.65% Grade 9 Non Waterfront adjustment). 21% of the population would receive this adjustment.

Improvements that are greater than grade 11 would *approximately* receive a 2.81% downward adjustment (+4.41 overall adjustment -7.22% Grade Greater than 11 adjustment) 4% of the population would receive this adjustment.

Improvements with Above Grade Living Area less than 1501 Sq. Ft. would *approximately* receive a 10.95% adjustment (+4.41% overall adjustment + 6.54% Above Grade Living Area less than 1501 Sq. Ft.) 10.5% of the population would receive this adjustment.

Only 7 properties in the population would receive a combined adjustment (above) These properties will receive *approximately* a 5.3% overall adjustment. 64.5% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 98.6

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
7	26	0.930	1.006	8.2%	0.952	1.060
8	159	0.938	0.986	5.1%	0.970	1.002
9	127	1.003	0.990	-1.3%	0.974	1.007
10	111	0.939	0.980	4.3%	0.959	1.000
11	106	0.953	0.994	4.3%	0.970	1.018
12	30	1.002	0.978	-2.4%	0.925	1.030
13	6	0.981	0.953	-2.8%	0.791	1.115
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<1960	9	0.929	0.986	6.1%	0.885	1.086
1960-1980	61	0.952	0.993	4.3%	0.961	1.026
1981-1990	347	0.957	0.986	3.0%	0.975	0.997
1991-2000	79	0.954	0.971	1.8%	0.943	0.999
>2000	69	1.005	1.004	-0.1%	0.983	1.025
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Average	476	0.962	0.983	2.2%	0.973	0.993
Good	84	0.972	1.011	4.1%	0.987	1.036
Very Good	5	0.924	0.961	4.0%	0.818	1.104
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	123	0.946	0.991	4.8%	0.969	1.012
1.5	28	0.962	0.994	3.3%	0.947	1.041
2	412	0.966	0.985	1.9%	0.974	0.995
2.5	2	0.996	1.038	4.3%	0.465	1.611

Area 72 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 98.6

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<1501	43	0.900	0.997	10.8%	0.959	1.035
1501-2000	65	0.975	1.008	3.4%	0.985	1.031
2001-2500	85	0.952	0.979	2.8%	0.959	1.000
2501-3000	122	0.977	0.995	1.8%	0.976	1.014
3001-4000	171	0.969	0.998	2.9%	0.982	1.014
4001-5000	61	0.955	0.971	1.7%	0.936	1.005
>5000	18	0.952	0.933	-2.0%	0.859	1.007
View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	528	0.964	0.988	2.5%	0.979	0.997
Y	37	0.946	0.967	2.3%	0.924	1.010
Wft Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	559	0.963	0.987	2.4%	0.978	0.996
Y	6	0.910	0.949	4.3%	0.860	1.039
Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
3	168	0.951	0.980	3.0%	0.961	0.998
4	287	0.970	0.992	2.3%	0.980	1.004
9	110	0.961	0.983	2.3%	0.961	1.005
Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
05001-12000	122	0.980	1.002	2.2%	0.989	1.015
12001-16000	37	0.964	1.003	4.1%	0.966	1.039
16001-20000	17	0.930	0.972	4.5%	0.914	1.030
20001-30000	51	0.963	0.984	2.2%	0.949	1.019
30001-43559	195	0.968	0.989	2.2%	0.974	1.005
1AC-3AC	126	0.956	0.978	2.3%	0.955	1.000
3.01AC-10AC	17	0.919	0.945	2.8%	0.862	1.028

Area 72 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 98.6

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

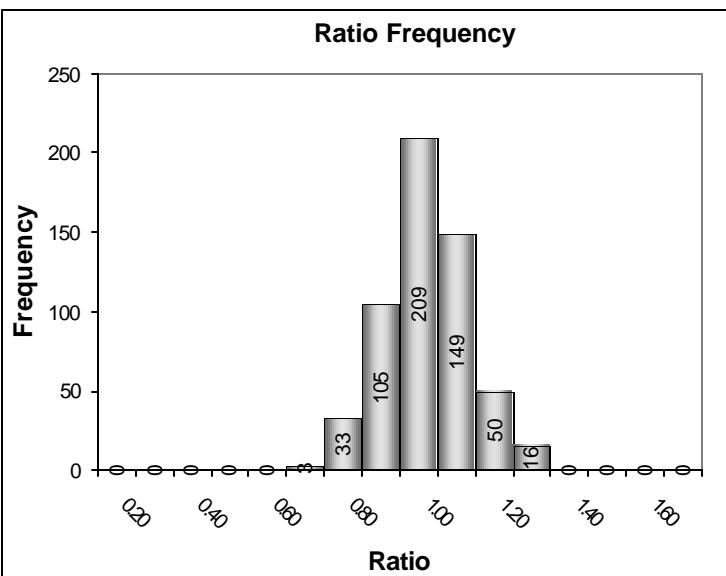
It is difficult to draw valid conclusions when the sales count is low.

Grade 9, Non WFT	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	439	0.952	0.985	3.4%	0.974	0.996
Y	126	1.005	0.992	-1.3%	0.975	1.008
AGLA LESS THAN 1501 SQ FT	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	522	0.965	0.986	2.1%	97.6%	0.995
Y	43	0.900	0.997	10.8%	95.9%	1.035
Grade 12 and 13	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	529	0.957	0.988	3.3%	0.979	0.998
Y	36	0.997	0.972	-2.5%	0.925	1.020

Annual Update Ratio Study Report (Before)

2003 Assessments

District/Team: NE /TEAM 2	Lien Date: 01/01/2003	Date of Report: 4/12/2004	Sales Dates: 1/2002 - 12/2003
Area 72	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 565			
Mean Assessed Value	566,600		
Mean Sales Price	588,700		
Standard Deviation AV	248.364		
Standard Deviation SP	266.583		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.970		
Median Ratio	0.967		
Weighted Mean Ratio	0.962		
UNIFORMITY			
Lowest ratio	0.666		
Highest ratio:	1.259		
Coefficient of Dispersion	9.10%		
Standard Deviation	0.112		
Coefficient of Variation	11.51%		
Price Related Differential (PRD)	1.008		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.959		
<i>Upper limit</i>	0.979		
95% Confidence: Mean			
<i>Lower limit</i>	0.961		
<i>Upper limit</i>	0.979		
SAMPLE SIZE EVALUATION			
N (population size)	4496		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.112		
Recommended minimum:	20		
Actual sample size:	565		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	288		
# ratios above mean:	277		
<i>Z:</i>	0.463		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



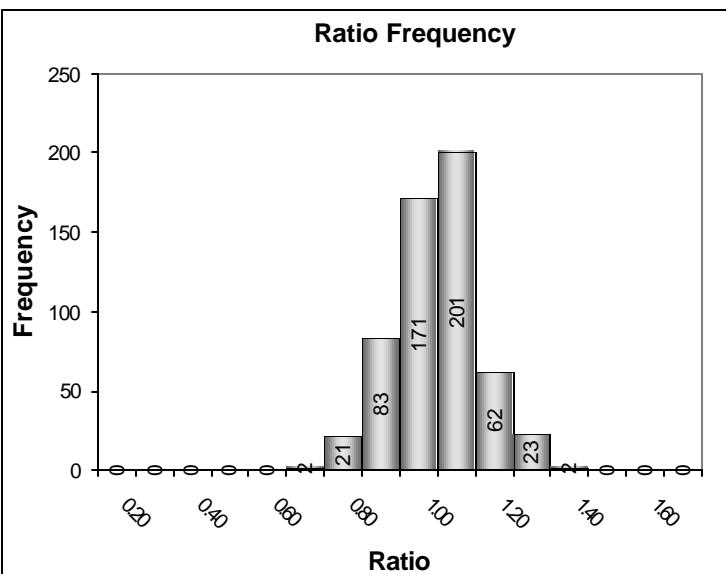
COMMENTS:

1 to 3 Unit Residences throughout area 72

Annual Update Ratio Study Report (After)

2004 Assessments

District/Team: NE /TEAM 2	Lien Date: 01/01/2004	Date of Report: 4/12/2004	Sales Dates: 1/2002 - 12/2003
Area 72	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 565			
Mean Assessed Value	580,600		
Mean Sales Price	588,700		
Standard Deviation AV	242,631		
Standard Deviation SP	266,583		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.999		
Median Ratio	1.003		
Weighted Mean Ratio	0.986		
UNIFORMITY			
Lowest ratio	0.695		
Highest ratio:	1.313		
Coefficient of Dispersion	8.56%		
Standard Deviation	0.110		
Coefficient of Variation	11.01%		
Price Related Differential (PRD)	1.013		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.994		
<i>Upper limit</i>	1.011		
95% Confidence: Mean			
<i>Lower limit</i>	0.990		
<i>Upper limit</i>	1.008		
SAMPLE SIZE EVALUATION			
N (population size)	4496		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.110		
Recommended minimum:	19		
Actual sample size:	565		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	269		
# ratios above mean:	296		
<i>Z:</i>	1.136		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 72

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 72
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	122605	9064	3/26/02	\$233,450	1000	0	7	1959	4	26250	N	N	16608 NE 172ND PL
003	795502	0040	3/6/03	\$233,500	1010	890	7	1970	3	9730	N	N	17069 142ND PL NE
003	795502	0030	9/5/02	\$225,000	1020	450	7	1970	4	9800	N	N	17077 142ND PL NE
003	102605	9146	6/4/03	\$341,000	1100	700	7	1983	3	124146	Y	N	14326 NE 167TH ST
003	404590	0145	9/11/03	\$390,750	1120	1040	7	1972	4	83635	N	N	16619 NE 180TH PL
003	122605	9022	10/17/02	\$298,000	1130	840	7	1942	4	46173	N	N	16518 164TH AV NE
003	132605	9070	4/11/03	\$267,000	1180	0	7	1967	3	16552	N	N	16714 NE 158TH ST
003	340170	0193	6/5/02	\$349,000	1260	770	7	1973	3	43560	N	N	16025 NE 145TH ST
003	112605	9125	8/25/03	\$294,000	1260	440	7	1979	3	48787	N	N	14808 NE 172ND ST
003	340170	0246	6/23/03	\$315,700	1280	650	7	1976	3	29512	N	N	16127 NE 143RD ST
003	122605	9137	1/29/03	\$392,500	1320	0	7	1976	4	142876	N	N	16712 174TH AV NE
003	366300	0070	2/18/02	\$395,000	1330	460	7	1969	4	46609	N	N	17308 167TH AV NE
003	122605	9138	9/6/02	\$313,500	1330	920	7	1977	4	43855	N	N	17557 174TH AV NE
003	366300	0085	5/15/03	\$334,000	1390	650	7	1972	3	36250	N	N	16636 NE 172ND PL
003	122605	9176	12/23/03	\$301,000	1430	1430	7	1963	3	45302	N	N	17314 174TH AV NE
003	112605	9052	2/14/03	\$279,950	1440	1300	7	1946	4	30970	N	N	15061 NE 173RD ST
003	112605	9056	6/26/02	\$245,000	1660	0	7	1948	4	43500	N	N	18409 160TH AV NE
003	795503	0050	5/17/02	\$239,000	1690	0	7	1970	4	18200	N	N	16915 174TH AV NE
003	142605	9084	4/10/02	\$375,000	2200	0	7	1976	4	43560	N	N	16025 161ST AV NE
003	340770	0037	11/18/03	\$375,000	2540	0	7	2001	3	14761	N	N	16026 148TH AV NE
003	404590	0042	9/12/02	\$437,000	2770	0	7	1996	3	16800	N	N	16504 NE 180TH PL
003	113610	0080	8/13/02	\$435,000	2940	0	7	1977	3	59677	N	N	15606 NE 164TH ST
003	339535	0150	10/2/02	\$298,000	1010	520	8	1981	3	36085	N	N	16727 NE 139TH PL
003	339535	0210	11/20/02	\$299,950	1140	240	8	1981	3	67475	N	N	16725 NE 138TH CT
003	122605	9086	9/10/02	\$285,000	1260	0	8	1966	4	16000	N	N	16808 164TH AV NE
003	930630	0060	6/3/02	\$306,000	1300	1200	8	1968	4	35200	N	N	14638 NE 167TH ST
003	739980	0160	5/27/03	\$297,000	1360	0	8	1983	3	33600	N	N	16808 171ST PL NE
003	112605	9136	3/22/02	\$379,000	1390	770	8	1977	5	56057	N	N	16707 164TH AV NE
003	340170	0110	2/12/02	\$370,000	1410	900	8	1975	3	44866	N	N	15006 159TH AV NE
003	940830	0160	8/21/03	\$280,000	1410	330	8	1987	3	36425	N	N	16420 171ST PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	122605	9144	6/12/03	\$395,000	1430	550	8	1977	4	109335	N	N	17524 164TH AV NE
003	113610	0141	1/23/03	\$385,000	1440	980	8	1979	3	43871	N	N	15727 154TH AV NE
003	112605	9095	9/5/02	\$410,000	1450	0	8	1989	3	35169	N	N	16704 162ND AV NE
003	132605	9162	5/19/03	\$326,500	1600	480	8	1987	3	37145	N	N	16843 NE 159TH PL
003	281726	0090	5/23/03	\$383,000	1610	1200	8	1975	3	96703	N	N	14512 NE 169TH ST
003	404590	0029	8/1/03	\$399,950	1690	780	8	1983	3	31328	N	N	18057 167TH AV NE
003	242605	9050	5/12/03	\$498,000	1700	970	8	1968	4	35100	N	N	14134 168TH AV NE
003	340470	0115	8/16/02	\$349,950	1730	0	8	1973	3	56628	N	N	14034 159TH AV NE
003	113610	0146	3/19/02	\$305,000	1750	0	8	1987	3	44461	N	N	15309 NE 160TH ST
003	122605	9020	4/26/02	\$289,500	1750	0	8	1987	3	55756	N	N	17421 NE 166TH PL
003	339535	0220	12/29/03	\$363,000	1770	0	8	1981	3	42954	N	N	16729 NE 138TH CT
003	122605	9018	2/12/03	\$380,000	1770	1110	8	1965	4	51630	N	N	16801 NE 176TH ST
003	113610	0110	5/14/02	\$353,000	1800	720	8	1977	3	40759	N	N	15724 154TH AV NE
003	142605	9035	12/9/03	\$770,000	1810	1160	8	1959	3	415562	N	N	16020 NE 145TH ST
003	404590	0040	6/13/03	\$575,000	1840	0	8	1996	3	53143	N	Y	16516 NE 180TH PL
003	340170	0192	12/20/02	\$500,000	1870	1350	8	1973	3	43560	Y	N	16125 NE 145TH ST
003	112605	9171	6/27/02	\$415,000	1890	1000	8	1977	4	37075	N	N	16316 NE 169TH PL
003	113610	0037	9/18/03	\$394,950	1910	0	8	1983	3	49745	N	N	15832 NE 156TH ST
003	366300	0050	4/24/03	\$369,950	1960	1380	8	1975	3	43560	N	N	17344 167TH AV NE
003	113610	0071	8/18/03	\$323,000	2010	640	8	1974	3	47480	N	N	15702 NE 162ND ST
003	340170	0016	7/3/03	\$492,000	2050	550	8	1976	3	50249	N	N	15340 162ND AV NE
003	113610	0114	5/23/03	\$370,000	2080	0	8	1977	4	46607	N	N	15622 154TH AV NE
003	113610	0044	6/21/02	\$359,950	2120	0	8	1983	3	38455	N	N	15616 NE 155TH ST
003	340170	0164	10/2/03	\$678,000	2130	1160	8	1984	3	66646	N	N	16524 NE 145TH ST
003	340170	0121	10/1/03	\$485,000	2140	2140	8	1967	3	43560	N	N	16211 NE 153RD ST
003	112605	9177	6/2/03	\$410,000	2170	0	8	1979	3	47916	N	N	16019 NE 169TH PL
003	340170	0210	6/18/03	\$575,000	2200	1000	8	1976	3	100188	Y	N	14350 160TH PL NE
003	340170	0101	7/14/03	\$565,000	2300	0	8	1972	3	47916	N	N	15823 NE 153RD ST
003	232605	9052	10/14/02	\$404,000	2300	1300	8	1979	3	37897	N	N	15924 NE 139TH PL
003	739980	0170	8/25/03	\$351,000	2340	0	8	1983	4	53143	N	N	16819 171ST PL NE
003	404590	0045	6/25/02	\$532,000	2510	0	8	1975	3	54885	Y	Y	16400 NE 180TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	930630	0160	8/25/03	\$400,000	2550	1100	8	1968	4	36450	N	N	14629 NE 166TH ST
003	112605	9158	5/8/03	\$462,500	2670	0	8	1976	3	36197	N	N	16607 160TH PL NE
003	142605	9064	10/29/02	\$549,000	2860	0	8	1967	4	86934	N	N	16207 NE 165TH ST
003	122605	9001	9/12/02	\$600,000	2900	0	8	1976	3	326700	N	N	18008 176TH AV NE
003	112605	9234	7/10/02	\$437,500	2900	0	8	1997	3	13805	N	N	18404 148TH AV NE
003	930630	0130	6/21/02	\$400,000	2940	0	8	1977	3	87991	N	N	16601 146TH AV NE
003	232605	9081	6/30/03	\$573,000	3060	0	8	1984	4	74923	N	N	16115 NE 136TH PL
003	340170	0038	10/11/02	\$440,000	3610	0	8	1972	4	31160	N	N	15806 NE 153RD ST
003	739980	0020	8/22/03	\$372,500	1570	0	9	1983	3	43560	N	N	16715 171ST PL NE
003	940830	0350	3/26/03	\$405,000	1690	800	9	1983	3	27675	N	N	17018 NE 160TH PL
003	340620	0170	1/22/02	\$325,000	1750	900	9	1979	3	42982	N	N	14949 NE 147TH PL
003	340620	0230	12/8/03	\$355,000	1820	740	9	1978	3	28800	N	N	14726 149TH AV NE
003	132605	9092	1/6/03	\$380,000	1850	600	9	1976	3	43560	Y	N	16056 165TH PL NE
003	132605	9167	9/18/03	\$499,900	1860	1000	9	1985	3	65073	N	N	15227 166TH PL NE
003	404590	0085	8/12/03	\$545,000	1930	600	9	1964	3	40020	Y	Y	18046 160TH PL NE
003	739980	0110	6/19/03	\$374,950	1960	0	9	1983	4	48787	N	N	16606 171ST PL NE
003	112605	9087	8/13/03	\$440,000	2040	0	9	1963	3	59677	N	N	16008 NE 165TH ST
003	340170	0033	10/18/02	\$365,000	2110	460	9	1975	3	38410	N	N	15315 160TH AV NE
003	122605	9118	2/21/03	\$382,500	2210	0	9	1989	3	38330	N	N	16525 174TH AV NE
003	340170	0021	4/29/03	\$520,000	2220	920	9	1977	3	61419	N	N	15343 162ND AV NE
003	340170	0132	8/21/03	\$548,000	2250	1420	9	1992	3	44145	Y	N	15120 164TH AV NE
003	122605	9182	6/7/02	\$423,000	2540	0	9	1993	3	52707	N	N	17429 NE 166TH PL
003	232605	9031	10/30/03	\$625,000	2570	0	9	1951	4	250470	N	N	13620 162ND AV NE
003	340170	0019	1/29/03	\$498,000	2580	0	9	1986	3	36170	N	N	15312 162ND AV NE
003	131035	0070	6/26/03	\$425,000	2620	0	9	1989	3	35017	N	N	17507 170TH PL NE
003	132605	9080	6/17/02	\$483,000	2630	0	9	1971	4	66816	N	N	15010 168TH AV NE
003	112605	9049	6/11/03	\$447,000	2650	0	9	1989	3	35184	N	N	17935 163RD AV NE
003	112605	9047	6/25/03	\$480,000	2720	0	9	1979	4	36136	N	N	16110 NE 169TH PL
003	112605	9050	12/3/03	\$460,000	2730	0	9	1990	3	74052	N	N	16307 NE 180TH ST
003	113610	0098	1/7/03	\$420,000	2750	0	9	1978	3	38448	N	N	15417 NE 162ND ST
003	113610	0099	12/15/03	\$440,000	2770	0	9	1986	3	22805	N	N	16012 154TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	340550	0010	11/14/02	\$490,000	2820	0	9	1988	3	37025	N	N	17125 161ST AV NE
003	113610	0158	8/13/03	\$430,000	2820	0	9	1977	3	37800	N	N	16103 154TH AV NE
003	340170	0123	6/20/03	\$525,000	2860	0	9	1987	3	41100	N	N	15215 163RD PL NE
003	940830	0190	6/10/02	\$392,000	2880	0	9	1984	4	33496	N	N	16934 NE 164TH ST
003	232605	9098	4/9/02	\$605,000	2940	0	9	2001	3	42847	N	N	15706 NE 136TH PL
003	421525	0220	6/3/03	\$525,000	3040	0	9	1983	3	34670	N	N	15805 NE 178TH PL
003	131037	0040	11/20/02	\$471,000	3050	0	9	1991	3	35005	N	N	16909 NE 176TH ST
003	421525	0010	4/23/03	\$429,000	3060	0	9	1988	3	27855	N	N	15914 NE 183RD ST
003	132605	9144	8/28/03	\$873,000	3110	0	9	2000	3	79714	N	N	16103 167TH AV NE
003	956220	0190	10/15/02	\$519,000	3170	630	9	1990	3	49981	N	N	15012 NE 177TH DR
003	232605	9095	2/1/02	\$580,253	3230	0	9	2001	3	43020	N	N	15718 NE 136TH PL
003	232605	9099	2/1/02	\$562,805	3310	0	9	2001	3	42998	N	N	15712 NE 136TH PL
003	232605	9093	9/25/02	\$610,000	3350	0	9	1996	3	40866	N	N	15719 NE 136TH PL
003	248161	0120	4/2/02	\$490,000	3590	560	9	1983	3	38872	N	N	14474 156TH AV NE
003	317540	0120	8/8/03	\$735,000	3850	0	9	2000	3	42968	N	N	17109 NE 183RD PL
003	242605	9063	3/6/02	\$525,000	3950	0	9	1968	4	83909	N	N	14147 166TH AV NE
003	248161	0190	7/17/03	\$590,000	2020	1850	10	1981	3	43995	N	N	14435 156TH AV NE
003	940830	0300	1/17/03	\$450,000	2310	0	10	1981	3	33698	N	N	16316 170TH AV NE
003	340630	0030	11/13/03	\$600,000	2560	1460	10	1981	3	42549	N	N	15519 152ND AV NE
003	421525	0570	2/18/03	\$560,000	2590	2000	10	1986	3	35580	Y	N	18120 159TH AV NE
003	232605	9064	5/13/02	\$924,000	2640	2280	10	1994	3	166399	Y	N	15700 NE 136TH PL
003	142605	9090	11/8/02	\$649,000	2640	2000	10	1992	3	66236	N	N	16417 161ST LN NE
003	421525	0060	1/24/03	\$599,000	2650	360	10	1984	3	46639	N	N	15700 NE 183RD ST
003	132605	9179	2/10/03	\$545,000	2760	1070	10	1989	3	39971	N	N	16404 167TH AV NE
003	956220	0070	9/11/03	\$538,900	2800	0	10	1983	3	38536	N	N	15506 NE 179TH ST
003	956220	0270	10/17/03	\$496,000	2810	730	10	1985	3	40459	N	N	15009 NE 177TH DR
003	142605	9045	7/9/03	\$704,900	2830	860	10	1989	3	43560	N	N	14837 164TH PL NE
003	340770	0028	12/2/03	\$675,000	2930	0	10	1983	3	42540	N	N	15523 152ND AV NE
003	248161	0180	7/14/03	\$615,000	2930	0	10	1995	3	38896	N	N	14447 156TH AV NE
003	133190	0190	12/9/02	\$625,000	2990	0	10	1988	3	32563	N	N	16920 NE 166TH ST
003	248163	0110	7/23/03	\$575,000	3020	0	10	1988	3	35006	Y	N	15206 NE 144TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	068770	0070	7/17/03	\$590,000	3150	0	10	1989	3	49427	N	N	15038 NE 167TH ST
003	133190	0160	9/26/02	\$494,500	3160	0	10	1989	3	30146	N	N	16811 NE 166TH ST
003	340770	0005	9/20/02	\$920,000	3210	1520	10	2000	3	94658	Y	N	15135 152ND AV NE
003	133190	0240	10/30/02	\$639,000	3270	0	10	1986	3	35011	N	N	16630 168TH PL NE
003	113610	0137	8/9/02	\$649,950	3280	0	10	1995	3	42038	N	N	15220 NE 156TH ST
003	421525	0190	2/25/03	\$624,000	3330	0	10	1983	3	34551	N	N	15617 NE 179TH ST
003	421525	0190	5/9/02	\$582,500	3330	0	10	1983	3	34551	N	N	15617 NE 179TH ST
003	205000	0070	11/7/02	\$900,000	3340	840	10	1996	3	36098	N	N	14818 163RD CT NE
003	340630	0010	6/11/03	\$700,000	3370	1750	10	1981	3	59140	N	N	14858 NE 155TH PL
003	248162	0190	3/8/02	\$572,000	3470	0	10	1984	3	35403	N	N	14255 157TH PL NE
003	132605	9142	10/6/03	\$875,000	3520	0	10	1981	3	128502	N	N	16109 167TH AV NE
003	242605	9108	2/20/03	\$589,950	3520	0	10	1988	3	35038	N	N	16409 NE 143RD ST
003	956220	0110	5/10/02	\$612,500	3520	0	10	1983	4	54885	N	N	17723 154TH CT NE
003	248162	0200	7/22/02	\$665,000	3530	0	10	1984	3	35005	N	N	14249 157TH PL NE
003	133190	0060	9/12/03	\$540,000	3560	0	10	1987	3	35240	N	N	16805 167TH AV NE
003	421525	0210	4/18/03	\$569,950	3600	0	10	1983	3	35134	N	N	15725 NE 178TH PL
003	113610	0123	4/12/02	\$1,075,000	3720	1190	10	2001	3	49725	N	N	15518 NE 155TH ST
003	133190	0020	11/25/03	\$613,000	3780	0	10	1986	3	35273	N	N	16425 NE 169TH PL
003	133190	0370	7/23/02	\$560,000	3840	0	10	1986	3	35248	N	N	16806 167TH AV NE
003	956220	0050	8/5/03	\$648,500	3860	0	10	1983	3	35529	N	N	15530 NE 179TH ST
003	242605	9054	6/17/03	\$619,000	3980	0	10	1990	4	47480	N	N	14033 166TH AV NE
003	421525	0360	9/23/03	\$615,000	4000	0	10	1984	3	38727	Y	N	18210 157TH AV NE
003	133190	0260	9/8/03	\$620,000	4020	0	10	1986	3	36896	N	N	16650 168TH PL NE
003	113610	0034	7/26/03	\$929,000	4220	0	10	1999	3	49710	N	N	15723 160TH AV NE
003	361200	0050	10/10/03	\$975,000	4401	0	10	1999	3	40211	Y	N	15030 167TH CT NE
003	133190	0210	6/18/03	\$567,950	2990	0	11	1989	3	35017	N	N	16908 NE 166TH ST
003	340770	0016	5/30/03	\$532,000	3370	0	11	1981	3	37461	Y	N	15307 152ND AV NE
003	242605	9123	9/25/02	\$619,000	3380	0	11	1991	3	56628	N	N	14118 168TH AV NE
003	133190	0100	6/23/03	\$549,950	3420	0	11	1987	3	35002	Y	N	16615 NE 167TH CT
003	133190	0220	10/23/03	\$662,000	3540	0	11	1987	3	30157	N	N	16900 NE 166TH ST
003	112605	9192	4/21/03	\$600,000	3560	0	11	1990	3	41542	N	N	17401 155TH PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	421525	0370	10/31/03	\$805,000	3750	0	11	1983	4	39520	N	N	18224 157TH AV NE
003	248163	0020	9/26/02	\$647,000	3780	0	11	1985	3	36562	N	N	15438 NE 144TH PL
003	340770	0022	6/16/03	\$960,000	3800	0	11	1981	3	59241	Y	N	15425 152ND AV NE
003	242605	9125	9/10/03	\$710,000	3820	0	11	1991	3	47480	N	N	14018 168TH AV NE
003	133190	0430	11/25/03	\$650,000	4080	0	11	1987	3	30911	N	N	16520 NE 169TH PL
003	132605	9147	4/7/03	\$1,480,000	4340	760	11	1983	3	209088	N	N	14724 173RD AV NE
003	232605	9065	6/2/03	\$985,000	4540	0	11	1990	3	35008	N	N	13611 160TH AV NE
003	340550	0160	10/23/02	\$975,000	4560	0	12	1998	3	33148	N	N	17130 163RD AV NE
003	113610	0008	4/14/03	\$1,400,000	4780	0	12	2002	3	26378	N	N	15834 NE 164TH ST
003	113610	0003	5/15/03	\$1,225,000	4780	0	12	2001	3	24768	N	N	15813 NE 164TH ST
003	340550	0140	3/26/02	\$1,523,000	5080	0	12	2001	3	38323	N	N	17110 163RD AV NE
003	112605	9221	5/7/02	\$1,000,000	5240	0	12	1991	3	263538	Y	N	15207 NE 167TH PL
003	340770	0023	9/17/03	\$975,000	5530	0	12	1981	3	64904	Y	N	15407 152ND AV NE
003	112605	9077	7/7/03	\$1,350,000	5660	0	13	1989	3	71874	N	N	17020 159TH AV NE
004	727310	0155	1/3/03	\$750,000	1340	1340	7	1949	4	402058	N	N	11811 184TH AV NE
004	192606	9091	9/23/02	\$350,000	1730	800	7	1981	3	144619	N	N	18914 NE 140TH PL
004	280220	0080	5/20/03	\$292,500	1120	260	8	1982	4	7541	N	N	13629 178TH AV NE
004	339680	0060	5/30/03	\$295,000	1140	300	8	1983	3	12000	N	N	12917 179TH AV NE
004	280220	0120	3/29/02	\$315,000	1210	400	8	1983	3	10372	N	N	17709 NE 137TH CT
004	812371	0230	6/19/02	\$305,000	1320	420	8	1984	3	9348	N	N	17015 NE 131ST PL
004	812120	0420	6/3/02	\$381,500	1360	410	8	1983	3	9646	N	N	13849 173RD AV NE
004	179590	0810	12/2/03	\$374,000	1390	530	8	1986	3	13330	N	N	17142 NE 140TH CT
004	812120	0410	8/21/03	\$350,000	1390	580	8	1983	4	7864	N	N	13850 173RD AV NE
004	179590	0790	8/11/03	\$350,000	1410	380	8	1987	3	10906	N	N	17150 NE 140TH CT
004	020080	0310	4/16/03	\$365,000	1430	1040	8	1984	3	15299	N	N	17412 NE 136TH ST
004	339681	0150	7/25/03	\$295,000	1430	0	8	1986	3	8938	N	N	17216 NE 133RD PL
004	564930	0300	1/16/03	\$347,000	1430	340	8	1981	4	36708	N	N	18204 NE 127TH ST
004	179590	0210	6/27/03	\$343,000	1440	620	8	1985	3	7475	N	N	14117 175TH AV NE
004	339620	0290	2/3/03	\$320,000	1440	400	8	1982	3	15472	N	N	17814 NE 136TH ST
004	179591	0340	4/21/03	\$368,000	1470	600	8	1986	3	7975	N	N	13843 176TH PL NE
004	179591	0340	4/23/03	\$368,000	1470	600	8	1986	3	7975	N	N	13843 176TH PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	812120	0890	8/25/03	\$292,500	1520	0	8	1983	3	7622	N	N	13619 174TH AV NE
004	812120	0100	12/18/03	\$333,000	1530	930	8	1983	3	11990	N	N	13500 174TH AV NE
004	339620	0120	3/11/03	\$304,000	1540	0	8	1982	3	9219	N	N	13626 179TH AV NE
004	339620	0150	7/24/02	\$278,000	1540	0	8	1982	3	12258	N	N	13666 179TH AV NE
004	020080	0090	10/17/03	\$363,950	1560	520	8	1984	3	8189	N	N	17521 NE 138TH ST
004	339681	0200	4/24/03	\$288,000	1560	0	8	1986	3	10314	N	N	17225 NE 133RD PL
004	179590	0700	3/19/02	\$279,000	1580	0	8	1984	4	7275	N	N	17415 NE 139TH PL
004	339682	0110	8/14/03	\$325,000	1590	0	8	1987	4	7500	N	N	17661 NE 129TH PL
004	113730	0560	5/10/02	\$314,000	1590	1540	8	1984	3	38475	N	N	15340 182ND PL NE
004	280220	0070	11/20/02	\$303,000	1610	0	8	1983	4	7292	N	N	13621 178TH AV NE
004	339682	0120	4/5/02	\$319,900	1640	350	8	1985	3	7500	N	N	17657 NE 129TH PL
004	113730	0740	5/21/02	\$285,000	1650	0	8	1983	3	35505	N	N	15320 181ST AV NE
004	339683	0390	10/21/02	\$339,950	1670	390	8	1988	3	13005	N	N	12849 176TH PL NE
004	339681	0070	9/29/03	\$350,000	1670	440	8	1988	3	12350	N	N	13238 174TH AV NE
004	192606	9140	2/18/03	\$415,000	1720	1100	8	1981	4	36152	N	N	18407 NE 143RD PL
004	062671	0190	4/25/02	\$385,500	1730	1830	8	1982	4	35250	N	N	19206 NE 141ST ST
004	262605	9075	10/22/03	\$389,000	1740	870	8	1983	3	43124	N	N	12727 164TH AV NE
004	179590	0510	7/22/03	\$335,000	1740	0	8	1985	4	7844	N	N	17432 NE 140TH PL
004	062671	0090	3/21/02	\$422,000	1750	1200	8	1981	4	36089	N	N	14104 194TH AV NE
004	062671	0050	5/28/03	\$345,000	1800	0	8	1984	3	35609	N	N	19217 NE 140TH PL
004	339683	0070	3/19/02	\$320,000	1870	0	8	1987	3	8043	N	N	12924 176TH PL NE
004	020080	0530	6/6/02	\$341,000	1880	0	8	1984	3	7940	N	N	17430 NE 138TH ST
004	339620	0210	4/8/03	\$309,900	1880	0	8	1982	3	8637	N	N	13641 179TH AV NE
004	339680	0070	5/17/02	\$334,000	1900	0	8	1983	3	12000	N	N	12923 179TH AV NE
004	020080	0370	11/24/03	\$350,000	1930	0	8	1984	3	6930	N	N	17419 NE 137TH ST
004	179590	0030	1/11/02	\$325,000	1930	0	8	1985	3	7176	N	N	13834 175TH PL NE
004	339683	0050	5/30/02	\$324,950	1930	0	8	1987	3	7447	N	N	12904 176TH PL NE
004	812120	0260	5/22/02	\$339,000	1950	0	8	1982	4	8034	N	N	13833 174TH PL NE
004	179591	0020	9/4/02	\$339,500	1960	0	8	1986	3	7812	N	N	17621 NE 138TH ST
004	179591	0020	9/13/02	\$339,500	1960	0	8	1986	3	7812	N	N	17621 NE 138TH ST
004	812120	0490	3/20/03	\$338,000	1960	0	8	1983	4	10400	N	N	13813 173RD AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	339681	0220	8/7/03	\$340,000	1980	0	8	1987	3	8660	N	N	17239 NE 133RD PL
004	020080	0190	7/26/02	\$319,000	1990	0	8	1984	3	7316	N	N	13724 175TH CT NE
004	812120	0320	8/16/02	\$341,500	2030	0	8	1983	3	7420	N	N	17310 NE 138TH ST
004	280220	0100	8/11/03	\$335,000	2060	0	8	1983	3	8767	N	N	17717 NE 137TH CT
004	179591	0270	1/21/03	\$359,000	2080	0	8	1986	3	8187	N	N	13808 176TH PL NE
004	339680	0160	10/11/02	\$335,000	2080	0	8	1983	3	13511	N	N	17728 NE 131ST PL
004	192606	9157	9/5/03	\$497,000	2090	0	8	1984	4	63780	N	N	14035 182ND AV NE
004	179592	0370	11/13/03	\$359,000	2090	0	8	1985	3	10543	N	N	14153 176TH AV NE
004	179590	0490	4/22/02	\$330,000	2100	0	8	1984	3	8687	N	N	17501 NE 141ST ST
004	020080	0500	12/2/03	\$350,000	2130	0	8	1984	3	7659	N	N	17516 NE 138TH ST
004	179592	0090	11/25/03	\$365,000	2140	0	8	1986	3	6679	N	N	14112 177TH AV NE
004	179590	0150	4/15/03	\$357,000	2160	0	8	1985	3	7914	N	N	14128 175TH AV NE
004	020080	0060	5/23/02	\$362,000	2170	0	8	1984	3	7253	N	N	17503 NE 138TH ST
004	262605	9068	9/10/03	\$380,000	2190	0	8	1975	3	35283	N	N	12809 164TH AV NE
004	252605	9086	5/8/02	\$395,000	2190	0	8	1990	3	45738	N	N	16530 NE 122ND ST
004	179592	0480	8/12/03	\$370,000	2220	0	8	1986	3	7627	N	N	17527 NE 141ST ST
004	812120	0640	6/16/03	\$369,000	2230	0	8	1983	3	8248	N	N	13621 173RD PL NE
004	179591	0150	6/13/03	\$369,000	2230	160	8	1986	4	8898	N	N	13906 177TH PL NE
004	564930	0140	8/20/03	\$365,000	2230	0	8	1981	3	34286	N	N	18033 NE 125TH ST
004	179591	0180	7/2/02	\$363,000	2240	0	8	1986	3	8295	N	N	13924 177TH PL NE
004	339681	0240	12/1/03	\$378,000	2260	0	8	1987	3	8541	N	N	13217 174TH AV NE
004	179590	0710	3/11/02	\$360,000	2280	0	8	1984	3	7061	N	N	17421 NE 139TH PL
004	071031	0260	8/13/03	\$460,000	2300	0	8	1997	3	30933	Y	N	13520 184TH AV NE
004	179591	0290	5/6/03	\$375,000	2310	0	8	1986	3	8867	N	N	13820 176TH PL NE
004	339682	0400	10/15/03	\$357,950	2320	0	8	1985	3	9950	N	N	17736 NE 128TH PL
004	179591	0260	2/4/03	\$352,500	2350	0	8	1986	3	8812	N	N	13802 176TH PL NE
004	570170	0050	7/1/02	\$535,000	2360	0	8	1981	4	47878	N	N	17503 NE 131ST ST
004	619240	0010	5/14/03	\$562,179	2370	570	8	2003	3	5765	N	N	11723 165TH PL NE
004	179590	0630	10/2/02	\$350,000	2370	0	8	1984	3	7323	N	N	17424 NE 139TH PL
004	619240	0230	5/19/03	\$449,950	2370	0	8	2003	3	5400	N	N	11816 167TH PL NE
004	071030	0120	5/28/02	\$395,000	2380	0	8	1986	5	32171	N	N	18724 NE 133RD ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	812371	0130	5/3/02	\$356,950	2382	0	8	1984	3	9755	N	N	16910 NE 131ST PL
004	179590	0350	5/2/03	\$375,000	2390	0	8	1986	3	11257	N	N	14151 174TH PL NE
004	179590	0110	5/24/02	\$369,000	2390	0	8	1985	3	8396	N	N	17504 NE 141ST ST
004	812371	0290	10/21/03	\$363,000	2400	0	8	1984	4	9788	N	N	17127 NE 131ST PL
004	192606	9138	6/17/03	\$645,000	2450	0	8	1988	4	231739	Y	N	18200 NE 143RD PL
004	727310	0133	9/18/03	\$520,000	2460	0	8	1989	3	87120	N	N	12226 180TH AV NE
004	339682	0390	8/5/03	\$369,950	2460	0	8	1985	4	7300	N	N	12832 177TH PL NE
004	179592	0080	8/19/02	\$376,500	2470	0	8	1987	3	7458	N	N	17706 NE 141ST ST
004	339682	0280	7/9/03	\$400,000	2470	0	8	1984	4	8433	N	N	12935 177TH PL NE
004	192606	9101	8/2/02	\$495,000	2490	0	8	1928	5	43560	N	N	14420 AVONDALE RD NE
004	071031	0120	9/6/02	\$450,000	2540	0	8	1987	3	55069	N	N	13337 186TH AV NE
004	564930	0010	4/25/03	\$387,500	2550	0	8	1983	4	34780	N	N	12729 179TH AV NE
004	570170	0030	6/19/03	\$525,000	2560	0	8	1982	3	42500	N	N	17405 NE 131ST ST
004	020080	0520	5/20/03	\$361,115	2580	0	8	1984	3	7934	N	N	17436 NE 138TH ST
004	071030	0030	10/31/03	\$342,000	2580	0	8	1983	3	38617	N	N	18703 NE 133RD ST
004	812120	0580	11/5/03	\$390,000	2620	0	8	1983	4	9909	N	N	17236 NE 137TH CT
004	570180	0130	9/10/03	\$502,375	2690	0	8	1984	4	53988	N	N	18037 NE 138TH PL
004	570180	0080	3/21/03	\$485,000	2730	0	8	1984	3	42479	N	N	13716 180TH AV NE
004	570180	0020	7/21/03	\$448,000	2730	0	8	1985	3	40870	N	N	18118 NE 136TH ST
004	570170	0400	9/3/03	\$475,000	2750	0	8	1981	3	35002	N	N	17601 NE 136TH ST
004	564930	0580	6/14/02	\$429,950	2770	0	8	1982	4	35534	N	N	12728 179TH AV NE
004	619240	0380	3/14/03	\$510,000	2830	0	8	2003	3	6000	N	N	16538 NE 117TH WY
004	619240	0020	6/12/03	\$570,445	2910	800	8	2003	3	6339	N	N	11727 165TH PL NE
004	619240	0310	2/10/03	\$530,765	2920	0	8	2003	3	5600	N	N	16555 NE 118TH WY
004	619240	0360	8/15/03	\$493,950	2920	0	8	2003	3	7296	N	N	16526 NE 117TH WY
004	619240	0040	11/12/03	\$595,950	2940	840	8	2003	3	5527	N	N	11811 165TH PL NE
004	619240	0030	8/7/03	\$600,950	2990	640	8	2003	3	6484	N	N	11807 165TH PL NE
004	619240	0240	4/10/03	\$499,950	2990	0	8	2003	3	5784	N	N	11812 167TH PL NE
004	619240	0270	9/12/02	\$501,918	3000	0	8	2002	3	5107	N	N	11722 167TH PL NE
004	192606	9133	7/31/03	\$490,000	3000	1290	8	1989	3	60112	N	N	18418 NE 143RD PL
004	619240	0350	2/25/03	\$558,825	3120	0	8	2003	3	8759	N	N	11720 165TH PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	619240	0460	4/2/03	\$504,878	3120	0	8	2003	3	7074	N	N	16531 NE 117TH WY
004	570170	0590	11/27/02	\$425,000	2050	520	9	1983	3	38989	N	N	13120 172ND AV NE
004	429830	0140	10/7/03	\$485,000	2240	0	9	1989	3	37013	N	N	14309 189TH WY NE
004	113731	0070	9/3/03	\$428,000	2270	0	9	1984	3	41817	N	N	15113 184TH PL NE
004	113730	0910	11/18/02	\$375,000	2270	0	9	1980	3	35496	N	N	18202 NE 146TH WY
004	113730	1670	8/20/02	\$389,950	2330	0	9	1981	4	44866	N	N	18827 NE 146TH WY
004	113730	1770	6/23/03	\$418,000	2350	0	9	1985	3	39690	N	N	14515 186TH PL NE
004	113730	0860	6/10/02	\$410,000	2370	0	9	1985	3	31824	N	N	18318 NE 146TH WY
004	113730	0470	12/5/02	\$420,000	2400	0	9	1988	3	36250	N	N	18308 NE 153RD ST
004	382531	0450	12/12/03	\$505,000	2400	0	9	2003	3	4857	N	N	11766 158TH AV NE
004	113730	1800	8/15/02	\$435,000	2420	0	9	1985	4	26884	N	N	14520 186TH PL NE
004	071031	0080	12/2/03	\$507,000	2430	1260	9	1987	3	35374	N	N	13326 186TH AV NE
004	113730	1470	7/23/02	\$409,950	2490	0	9	1985	3	52707	N	N	14614 189TH AV NE
004	192606	9137	8/26/02	\$672,500	2500	1550	9	1981	3	241322	N	N	18224 NE 143RD PL
004	113731	0250	4/11/02	\$434,500	2510	0	9	1983	4	43995	N	N	14541 190TH AV NE
004	382531	0510	10/22/02	\$499,800	2510	0	9	2001	3	5125	N	N	11744 158TH AV NE
004	071050	0020	2/12/03	\$430,000	2520	0	9	1984	3	35002	N	N	13515 184TH AV NE
004	344350	0170	11/25/02	\$480,150	2570	0	9	1983	3	29680	N	N	14722 BEAR CREEK LN NE
004	252605	9028	2/13/02	\$500,000	2580	230	9	1997	3	43569	N	N	16442 NE 122ND ST
004	113730	1840	6/19/02	\$450,000	2580	0	9	1984	4	49658	N	N	18630 NE 145TH PL
004	773250	0200	4/29/03	\$435,000	2600	0	9	1987	4	15000	N	N	14107 180TH AV NE
004	113730	0750	3/24/03	\$430,000	2630	0	9	1985	3	33714	N	N	15312 181ST AV NE
004	773250	0120	2/12/03	\$440,000	2640	0	9	1985	3	15000	N	N	17517 NE 142ND ST
004	382531	0460	8/29/03	\$529,000	2640	0	9	2003	3	5162	N	N	11764 158TH AV NE
004	382531	1190	12/18/02	\$489,100	2640	0	9	2003	3	5964	N	N	15831 NE 117TH ST
004	382531	0400	8/22/03	\$554,200	2660	0	9	2003	3	5350	N	N	11836 158TH AV NE
004	382531	0360	4/3/03	\$549,800	2660	0	9	2003	3	5999	N	N	11932 158TH AV NE
004	382531	1210	4/23/02	\$470,000	2680	0	9	2001	3	5497	N	N	15823 NE 117TH ST
004	382531	0150	11/6/03	\$699,950	2690	1250	9	2003	3	9113	N	N	11807 157TH AV NE
004	113730	1850	8/19/03	\$453,500	2700	0	9	1985	3	31610	N	N	18622 NE 145TH PL
004	382531	0520	8/14/03	\$546,250	2700	0	9	2001	3	5567	N	N	15824 NE 117TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	113730	0330	9/13/02	\$459,000	2740	0	9	1984	3	31790	N	N	15237 186TH AV NE
004	619240	0300	1/13/03	\$574,938	2740	350	9	2003	3	5600	N	N	16559 NE 118TH WY
004	619240	0450	11/7/03	\$567,833	2740	350	9	2003	3	5600	N	N	16537 NE 117TH WY
004	619240	0390	3/14/03	\$542,400	2740	350	9	2003	3	6000	N	N	16616 NE 117TH WY
004	619240	0430	7/12/02	\$524,010	2760	350	9	2002	3	5655	N	N	16619 NE 117TH WY
004	382531	0140	11/11/03	\$643,612	2770	1420	9	2003	3	9285	N	N	11803 157TH AV NE
004	071051	0080	5/5/03	\$409,500	2770	0	9	1985	3	55525	N	N	18029 NE 133RD ST
004	382531	1200	7/22/03	\$499,000	2780	0	9	2002	3	5211	N	N	15827 NE 117TH ST
004	113730	0690	9/22/03	\$440,000	2820	0	9	1984	3	33750	N	N	15347 182ND PL NE
004	113730	0850	7/9/02	\$427,000	2850	0	9	1986	3	38870	N	N	18334 NE 146TH WY
004	619240	0440	7/31/02	\$493,950	2860	0	9	2001	3	5600	N	N	16615 NE 117TH WY
004	570170	0210	5/16/03	\$573,800	2870	0	9	1981	3	35006	N	N	17606 NE 133RD ST
004	382531	0010	9/11/03	\$589,000	2910	0	9	2003	3	10262	N	N	15731 NE 117TH ST
004	619240	0520	9/3/03	\$598,403	2920	0	9	2003	3	7998	N	N	11655 167TH PL NE
004	619240	0340	10/6/03	\$592,622	2920	0	9	2003	3	9447	N	N	16543 NE 118TH WAY
004	619240	0370	4/28/03	\$545,450	2920	0	9	2003	3	6003	N	N	16532 NE 117TH WY
004	382531	0660	8/29/03	\$595,000	2930	0	9	2003	3	8049	N	N	11804 157TH AVE NE
004	619240	0260	5/19/03	\$467,000	2940	0	9	2002	3	5070	N	N	11726 167TH PL NE
004	382531	0480	2/19/03	\$539,800	2980	0	9	2001	3	5297	N	N	11756 158TH AV NE
004	344350	0010	1/3/02	\$586,000	3000	0	9	1983	4	30541	N	N	14917 BEAR CREEK RD NE
004	619240	0250	12/26/02	\$489,950	3050	0	9	2002	3	6793	N	N	11730 167TH PL NE
004	429830	0090	11/3/03	\$520,000	3060	0	9	1989	3	36171	N	N	14349 189TH WY NE
004	619240	0400	4/29/02	\$525,950	3090	0	9	2001	3	7112	N	N	16622 NE 117TH WY
004	619240	0420	12/8/03	\$509,200	3110	0	9	2003	3	5693	N	N	16623 NE 117TH WY
004	619240	0560	1/13/03	\$474,950	3120	0	9	2003	3	7595	N	N	16515 NE 117TH CT
004	252605	9158	6/30/03	\$569,000	3150	0	9	1983	4	43010	N	N	12506 172ND AV NE
004	344350	0130	12/10/03	\$575,500	3180	0	9	1981	4	32300	N	N	14614 BEAR CREEK LN NE
004	773250	1010	2/28/02	\$560,000	3180	0	9	1987	5	39647	N	N	14304 173RD PL NE
004	192606	9202	11/12/02	\$589,950	3210	0	9	1998	3	43560	N	N	18356 NE 143RD PL
004	382531	0650	7/21/03	\$581,100	3210	0	9	2003	3	7654	N	N	11720 157TH AVE NE
004	382531	0490	9/25/02	\$555,076	3230	0	9	2002	3	5129	N	N	11752 158TH AV NE

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	192606	9139	12/22/03	\$620,000	3240	700	9	1980	3	114998	Y	N	18110 NE 143RD PL
004	382531	1010	12/17/02	\$619,900	3350	0	9	2001	3	7346	N	N	11746 158TH PL NE
004	302606	9090	2/11/03	\$535,000	3360	0	9	1989	3	81021	N	N	13112 184TH AV NE
004	382531	0340	7/14/03	\$554,000	3370	0	9	2003	3	6091	N	N	15770 NE 120TH WAY
004	185300	0060	12/1/03	\$495,000	3490	0	9	1989	3	35000	N	N	14203 192ND AV NE
004	192606	9177	8/20/02	\$675,000	3500	0	9	1989	3	119790	N	N	14419 NE 186TH PL
004	382531	0570	4/30/02	\$650,000	3510	0	9	2001	3	7000	N	N	15724 NE 117TH ST
004	113730	0230	7/23/02	\$420,500	3520	0	9	1982	3	35072	N	N	15234 186TH AV NE
004	382531	0590	9/16/02	\$644,800	3540	0	9	2001	3	7199	N	N	15718 NE 117TH ST
004	185300	0030	9/11/03	\$510,000	3550	0	9	1989	3	32807	N	N	14227 192ND AV NE
004	382531	0940	11/11/03	\$622,950	3690	0	9	2003	3	7183	N	N	15805 NE 117TH WAY
004	382531	0580	8/23/02	\$659,800	3750	0	9	2001	3	7000	N	N	15722 NE 117TH ST
004	570170	0580	4/23/03	\$625,000	3760	0	9	1981	4	55824	N	N	17226 NE 131ST ST
004	382531	0930	2/25/03	\$687,000	3780	0	9	2003	3	10331	N	N	15801 NE 117TH WY
004	382531	0850	10/28/03	\$667,700	3780	0	9	2003	3	8057	N	N	15822 NE 118TH WY
004	382531	0960	11/3/03	\$643,055	3780	0	9	2003	3	7452	N	N	15815 NE 117TH WY
004	382531	0920	2/19/03	\$661,944	4050	0	9	2003	3	9699	N	N	11737 158TH PL NE
004	382531	0670	10/13/03	\$659,950	4050	0	9	2003	3	8415	N	N	11808 157TH AV NE
004	132605	9183	11/7/02	\$1,000,000	4208	0	9	1999	3	115434	N	N	14722 178TH AV NE
004	773250	0930	11/21/03	\$497,500	2260	0	10	1984	5	37983	N	N	17215 NE 144TH ST
004	418800	0590	11/11/02	\$515,000	2290	0	10	1984	3	42875	N	N	17022 NE 133RD ST
004	418800	0120	7/29/02	\$510,000	2300	0	10	1985	3	31472	N	N	13818 171ST AV NE
004	812355	0180	6/26/03	\$523,200	2420	0	10	1984	3	35056	N	N	17006 NE 124TH ST
004	773250	1000	4/29/02	\$585,000	2480	670	10	1986	3	38865	N	N	14311 174TH AV NE
004	773250	0770	11/25/02	\$500,000	2570	0	10	1986	3	35100	N	N	17304 NE 144TH ST
004	418800	0610	12/12/03	\$630,000	2740	0	10	1984	3	27075	N	N	17014 NE 133RD ST
004	418800	0320	11/20/03	\$630,000	2800	0	10	1985	3	20072	N	N	13611 171ST AV NE
004	115260	0490	8/16/02	\$508,000	2810	0	10	1988	3	41706	N	N	18923 NE 150TH ST
004	418800	0250	8/27/03	\$699,000	2920	0	10	1985	3	35545	N	N	17039 NE 139TH ST
004	773250	0670	10/18/02	\$565,000	2920	0	10	1984	4	35503	N	N	14222 174TH AV NE
004	812355	0130	7/8/02	\$569,000	2940	0	10	1983	4	47155	N	N	12507 172ND AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	418800	0150	12/7/02	\$515,000	2950	0	10	1985	3	24428	N	N	17052 NE 139TH ST
004	111575	0110	3/5/02	\$620,000	2970	0	10	1984	4	35000	N	N	13418 165TH AV NE
004	329320	0130	12/2/02	\$590,000	2970	440	10	1990	3	32515	N	N	18024 NE 130TH CT
004	418800	0280	7/22/02	\$650,000	2980	0	10	1985	3	23496	N	N	13801 171ST AV NE
004	185300	0120	7/30/02	\$515,000	2990	0	10	1988	3	28190	N	N	19207 NE 143RD PL
004	219570	0350	4/16/02	\$501,500	3010	0	10	1987	3	35100	N	N	15326 179TH AV NE
004	812130	0040	10/17/03	\$549,950	3010	1230	10	1988	3	50965	N	N	16704 NE 124TH ST
004	773250	1050	8/13/03	\$605,000	3030	0	10	1985	4	35588	N	N	14307 173RD PL NE
004	185300	0390	6/21/02	\$580,000	3050	0	10	1988	4	35017	N	N	19200 NE 143RD PL
004	773250	0800	6/5/02	\$566,700	3070	0	10	1985	3	35641	N	N	17212 NE 144TH ST
004	418800	0200	9/29/03	\$621,500	3110	0	10	1986	3	33682	N	N	17016 NE 139TH ST
004	812355	0020	12/9/02	\$489,000	3140	0	10	1983	3	37124	N	N	17134 NE 126TH PL
004	111575	0090	3/4/02	\$522,600	3150	0	10	1984	3	35000	N	N	16525 NE 135TH PL
004	418800	0130	7/22/03	\$682,500	3230	0	10	1986	3	33724	N	N	13826 171ST AV NE
004	186200	0240	7/23/03	\$669,000	3240	0	10	1988	4	31500	N	N	16904 NE 128TH ST
004	219570	0070	12/2/03	\$569,950	3260	0	10	1988	3	96588	N	N	15433 178TH AV NE
004	186200	0120	10/21/03	\$558,387	3270	0	10	1989	3	43080	N	N	17015 NE 129TH CT
004	773250	0830	5/2/03	\$650,000	3300	0	10	1985	3	49989	N	N	14407 172ND AV NE
004	185300	0070	8/18/03	\$568,500	3310	0	10	1989	4	31928	N	N	14200 192ND AV NE
004	773250	0890	7/3/02	\$579,000	3320	0	10	1985	3	43380	N	N	14320 172ND AV NE
004	812130	0050	6/12/02	\$500,000	3380	0	10	1988	3	36291	N	N	16712 NE 124TH ST
004	192606	9136	3/13/03	\$684,500	3580	400	10	1984	3	233917	Y	N	18242 NE 143RD PL
004	252605	9066	5/28/03	\$1,050,000	3590	0	10	1984	3	214094	N	N	17804 NE 116TH ST
004	186200	0110	6/17/03	\$640,000	3590	720	10	1989	4	35005	N	N	17020 NE 129TH CT
004	773250	0680	3/12/02	\$625,000	3670	0	10	1985	4	35894	N	N	14236 174TH AV NE
004	773250	0920	4/8/03	\$665,000	3720	0	10	1985	3	35100	N	N	14350 172ND AV NE
004	111576	0120	8/20/03	\$772,500	4120	0	10	1985	4	36857	N	N	16506 NE 132ND ST
004	192606	9150	7/22/02	\$780,000	4260	0	10	2001	3	43995	N	N	18709 NE 144TH ST
004	115260	0210	6/20/03	\$520,000	2130	770	11	1986	3	36483	N	N	15016 191ST AV NE
004	115260	0350	12/10/02	\$450,000	2830	0	11	1988	3	35019	N	N	15326 188TH AV NE
004	115260	0300	7/11/02	\$575,000	2890	0	11	1984	3	35055	N	N	15322 189TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	219570	0120	12/5/03	\$594,000	2970	400	11	1990	3	35314	N	N	17606 NE 152ND ST
004	115260	0290	2/14/03	\$685,000	3000	0	11	1984	3	35306	N	N	15316 189TH AV NE
004	235501	0120	2/12/03	\$630,000	3200	0	11	1995	3	11612	N	N	12516 177TH AV NE
004	115260	0050	4/2/02	\$480,000	3270	0	11	1989	3	28477	N	N	15426 192ND CT NE
004	235501	0030	2/12/02	\$580,000	3290	0	11	1994	3	10362	N	N	17707 NE 125TH ST
004	115260	0450	6/11/02	\$635,000	3390	0	11	1987	3	37939	N	N	18805 NE 150TH CT
004	142413	0200	11/26/02	\$620,000	3440	0	11	1995	3	25239	N	N	13904 185TH CT NE
004	219570	0330	11/18/02	\$675,000	3490	0	11	1989	4	35101	N	N	15310 179TH AV NE
004	294400	0280	10/21/03	\$670,000	3550	0	11	1987	3	24754	N	N	13303 157TH AV NE
004	186200	0210	5/21/03	\$809,500	3610	0	11	1990	3	33513	N	N	16801 NE 128TH ST
004	329320	0150	7/25/02	\$668,000	3610	0	11	1989	3	36927	N	N	18021 NE 130TH CT
004	142413	0060	8/28/03	\$644,500	3623	0	11	1996	3	21851	N	N	18603 NE 139TH ST
004	185300	0560	6/26/03	\$690,000	3720	0	11	1989	3	35107	N	N	19526 NE 143RD ST
004	957805	0340	4/11/03	\$885,000	3790	0	11	1990	3	35184	N	N	17336 NE 129TH ST
004	329340	0030	5/14/03	\$727,500	3800	0	11	1995	3	31839	N	N	18043 NE 132ND ST
004	115260	0510	7/8/02	\$659,950	3840	0	11	1985	3	29814	N	N	18947 NE 150TH ST
004	294401	0250	7/14/03	\$880,000	3850	0	11	1987	3	19700	N	N	13329 160TH AV NE
004	294400	0110	8/27/03	\$749,500	3860	0	11	1986	3	21696	N	N	13328 157TH AV NE
004	115260	0280	2/22/02	\$599,950	3860	0	11	1984	3	35131	N	N	15308 189TH AV NE
004	185300	0310	6/14/02	\$815,000	3900	0	11	1991	4	35998	N	N	19455 NE 143RD PL
004	186200	0030	11/22/02	\$712,500	3920	0	11	1988	3	32430	N	N	17110 NE 130TH ST
004	294400	0100	5/22/03	\$860,000	3930	0	11	1987	3	21016	N	N	13304 157TH AV NE
004	294401	0210	5/21/02	\$845,000	3930	0	11	1987	3	21894	N	N	15905 NE 135TH ST
004	294401	0210	12/10/03	\$800,000	3930	0	11	1987	3	21894	N	N	15905 NE 135TH ST
004	185300	0520	12/3/03	\$700,000	3950	0	11	1988	3	41990	N	N	19500 NE 143RD ST
004	115260	0580	1/21/03	\$640,000	3980	0	11	1985	3	35514	N	N	19133 NE 151ST ST
004	329320	0080	5/17/03	\$825,000	4000	880	11	1991	3	65370	N	N	12930 182ND AV NE
004	294401	0070	7/24/03	\$835,000	4030	0	11	1987	3	19743	N	N	15804 NE 135TH ST
004	294400	0150	12/10/02	\$775,000	4050	0	11	1987	3	19851	N	N	15733 NE 134TH ST
004	185300	0150	1/7/02	\$630,000	4050	0	11	1988	4	28923	N	N	14219 194TH AV NE
004	186200	0340	3/19/03	\$550,000	4050	0	11	1987	3	29160	N	N	12927 169TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	185300	0180	7/23/02	\$632,500	4080	0	11	1989	3	35021	N	N	19329 NE 142ND CT
004	115260	0240	8/20/02	\$735,000	4090	0	11	1985	3	34118	N	N	18928 NE 150TH ST
004	294400	0010	6/18/02	\$899,000	4200	0	11	1987	4	21577	N	N	15901 NE 133RD ST
004	329320	0050	2/11/03	\$775,000	4250	1000	11	1990	3	56706	N	N	12906 182ND AV NE
004	664120	0030	5/8/03	\$805,000	4330	0	11	1994	4	47883	N	N	13439 179TH AV NE
004	242605	9084	4/2/02	\$1,175,000	4340	1010	11	1981	3	228254	N	N	17700 NE 143RD PL
004	115260	0010	8/20/03	\$688,500	4380	0	11	1985	3	30488	N	N	15431 192ND CT NE
004	115260	0020	4/23/03	\$599,950	4380	0	11	1988	4	28060	N	N	15425 192ND CT NE
004	294400	0320	7/22/02	\$865,000	4470	0	11	1988	3	28115	N	N	16315 NE 135TH ST
004	294401	0190	6/19/03	\$975,000	4580	0	11	1987	3	19904	N	N	15813 NE 135TH ST
004	294401	0220	7/29/03	\$990,000	5400	0	11	1987	3	23320	N	N	15921 NE 135TH ST
004	683880	0010	4/16/02	\$700,000	3510	0	12	1997	3	35938	N	N	19207 NE 149TH ST
004	957805	0110	4/24/02	\$1,100,000	3740	0	12	1991	3	34150	N	N	17414 NE 126TH PL
004	957805	0100	9/30/03	\$875,000	4280	0	12	1990	3	35103	N	N	17420 NE 126TH PL
004	957805	0030	5/22/03	\$1,225,000	4350	0	12	1989	3	37688	N	N	17239 NE 126TH PL
004	957805	0130	12/3/02	\$900,000	4540	0	12	1990	3	38509	N	N	17330 NE 126TH PL
004	185300	0500	7/3/02	\$920,000	4720	0	12	1987	3	42438	N	N	19515 NE 143RD ST
004	232605	9045	7/26/02	\$1,140,000	4940	1090	12	1992	3	97138	Y	N	13318 WOODINVILLE-REDMOND RD NE
004	957805	0160	6/24/02	\$1,150,000	5330	0	12	1989	3	35479	N	N	17242 NE 126TH PL
004	957805	0190	4/1/03	\$1,200,000	5720	0	13	1989	3	35219	N	N	17214 NE 126TH PL
004	683880	0090	8/11/03	\$1,450,000	7020	0	13	1990	3	40001	N	N	19262 NE 149TH ST
004	683880	0090	2/14/02	\$1,250,000	7020	0	13	1990	3	40001	N	N	19262 NE 149TH ST
009	212606	9039	10/8/03	\$734,500	1650	0	7	1957	3	492663	N	N	21420 NE 133RD ST
009	192606	9064	10/8/02	\$367,500	1910	0	7	1983	3	61419	N	N	13840 BEAR CREEK RD NE
009	062610	0021	1/21/03	\$395,000	1910	1320	8	1979	3	70413	N	N	13329 208TH AV NE
009	302606	9063	10/28/03	\$430,000	2420	0	8	1962	3	64033	N	N	12428 AVONDALE RD NE
009	192606	9065	8/28/03	\$700,000	3960	0	8	1983	3	149010	N	N	19040 NE 133RD CT
009	062410	0530	1/2/03	\$475,000	1900	1660	9	1983	3	13498	N	N	14227 209TH AV NE
009	062410	0270	9/9/02	\$367,500	1900	0	9	1983	3	12010	N	N	14211 207TH PL NE
009	192606	9074	12/22/03	\$427,500	2370	0	9	1987	3	67082	N	N	19020 NE 132ND ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	202606	9076	4/10/02	\$435,000	2460	0	9	1988	3	36299	N	N	14042 BEAR CREEK RD NE
009	062410	0820	5/1/03	\$457,500	2550	0	9	1984	3	12233	N	N	14216 209TH AV NE
009	062510	0161	7/26/02	\$498,950	2790	0	9	2001	3	27850	N	N	13434 BEAR CREEK RD NE
009	405456	0120	3/13/02	\$632,000	3220	0	9	1996	3	53696	N	N	22620 NE 144TH CT
009	062412	0010	5/21/02	\$710,000	3620	0	9	1997	3	30315	N	N	13600 212TH DR NE
009	062411	0780	6/26/02	\$460,000	2190	0	10	1992	3	15498	N	N	13903 209TH AV NE
009	062410	0780	9/29/03	\$485,000	2340	0	10	1988	3	12030	N	N	14232 209TH AV NE
009	062410	0990	2/26/03	\$519,000	2420	0	10	1984	3	12000	N	N	14116 205TH AV NE
009	062410	0790	10/9/02	\$535,000	2490	0	10	1988	3	12000	N	N	14228 209TH AV NE
009	062412	0130	7/12/02	\$520,000	2730	0	10	1989	3	23589	N	N	14048 212TH DR NE
009	062410	0440	4/17/02	\$457,500	2780	0	10	1984	3	14568	N	N	20700 NE 142ND ST
009	212606	9101	7/23/03	\$690,000	2800	0	10	1995	3	54450	N	N	21219 NE 132ND CT
009	062410	1000	8/27/02	\$629,000	2850	0	10	1984	3	12000	N	N	14110 205TH AV NE
009	062411	0790	6/11/03	\$570,000	2860	0	10	1985	3	14686	Y	N	13841 209TH AV NE
009	062410	0710	6/11/03	\$499,000	2910	0	10	1984	3	12000	N	N	14260 209TH AV NE
009	062410	1100	9/3/03	\$583,000	2980	0	10	1983	4	13050	N	N	13930 205TH AV NE
009	405500	0010	4/29/02	\$599,000	3000	0	10	1995	3	30984	N	N	13513 227TH AV NE
009	168580	0230	8/20/02	\$610,000	3000	0	10	1997	3	19946	N	N	14252 214TH WY NE
009	062410	1080	7/15/03	\$637,000	3010	0	10	1984	3	13477	N	N	14002 205TH AV NE
009	405456	0220	7/17/03	\$649,950	3030	0	10	1995	3	31169	N	N	14235 227TH AV NE
009	168580	0070	2/11/03	\$601,800	3070	0	10	1995	3	28902	N	N	14247 214TH WY NE
009	770196	1230	2/26/02	\$590,000	3100	0	10	1990	3	18752	N	N	19745 NE 127TH PL
009	405452	0080	9/18/02	\$599,950	3200	0	10	1992	3	50733	N	N	21522 NE 144TH PL
009	062410	0040	9/19/02	\$570,000	3250	0	10	1983	3	21589	N	N	13923 205TH AV NE
009	405450	0120	1/22/02	\$570,000	3290	0	10	1989	3	42231	N	N	22129 NE 140TH WY
009	168581	0050	7/24/03	\$610,000	3310	0	10	1999	3	18180	N	N	21459 NE 143RD ST
009	168580	0130	5/5/03	\$659,950	3340	0	10	1996	3	20418	N	N	14310 214TH WY NE
009	029320	0010	9/4/02	\$765,000	3425	0	10	2000	3	70974	N	N	21212 NE 132ND CT
009	168580	0080	6/3/02	\$602,000	3460	0	10	1996	3	25413	N	N	14269 214TH WY NE
009	405452	0110	7/22/03	\$639,950	3500	0	10	1992	3	66417	N	N	21531 NE 144TH PL
009	405456	0020	5/20/02	\$635,000	3555	0	10	1995	3	34342	N	N	14130 227TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	062411	0270	7/29/03	\$739,950	3760	0	10	1990	3	17112	Y	N	20918 NE 140TH CT
009	192606	9027	8/14/03	\$750,000	3900	0	10	1999	3	47592	N	N	19043 NE 133RD CT
009	062410	0210	6/26/03	\$690,000	4030	0	10	1983	3	12192	N	N	14209 206TH PL NE
009	302606	9099	7/28/03	\$760,000	4270	0	10	1997	3	89733	N	N	19112 NE 130TH ST
009	062411	1060	7/18/02	\$1,145,000	4670	0	10	1996	3	12031	Y	N	14129 209TH AV NE
009	770196	0620	6/12/02	\$700,000	2160	1390	11	1991	3	20338	N	N	19616 NE 125TH CT
009	770196	0500	9/3/03	\$629,000	3080	0	11	1990	3	18875	N	N	12733 197TH PL NE
009	770196	0380	12/18/03	\$775,000	3120	0	11	1990	3	45211	N	N	19601 NE 129TH WY
009	770196	0380	7/10/02	\$675,000	3120	0	11	1990	3	45211	N	N	19601 NE 129TH WY
009	770196	0380	7/10/02	\$675,000	3120	0	11	1990	3	45211	N	N	19601 NE 129TH WY
009	202606	9074	11/26/02	\$680,000	3140	0	11	1989	3	39200	N	N	19732 NE 143RD ST
009	062411	0900	8/25/03	\$575,000	3140	0	11	1986	3	14825	Y	N	20825 NE 141ST ST
009	770196	0990	7/30/02	\$675,000	3190	0	11	1990	3	14565	N	N	12623 198TH DR NE
009	405452	0230	2/2/03	\$700,000	3190	0	11	1990	3	39663	N	N	14031 216TH WY NE
009	405452	0230	6/5/03	\$598,000	3190	0	11	1990	3	39663	N	N	14031 216TH WY NE
009	062411	1010	7/28/03	\$499,000	3260	0	11	1986	3	14850	N	N	20816 NE 141ST ST
009	062412	0040	2/20/02	\$555,000	3280	0	11	1987	3	26723	N	N	13722 212TH DR NE
009	770196	0940	9/24/03	\$712,500	3320	0	11	1990	3	22336	N	N	19854 NE 128TH CT
009	770196	0350	11/1/02	\$640,000	3320	0	11	1992	3	20742	N	N	12918 195TH PL NE
009	770196	1140	10/1/03	\$640,000	3340	0	11	1990	3	18135	N	N	12517 197TH CT NE
009	062411	0370	8/25/03	\$640,000	3440	0	11	1988	3	14485	N	N	13850 209TH AV NE
009	062411	0370	8/9/02	\$595,000	3440	0	11	1988	3	14485	N	N	13850 209TH AV NE
009	062411	0930	7/22/02	\$655,000	3460	0	11	1986	3	15745	N	N	20813 NE 141ST ST
009	062412	0080	10/23/02	\$680,000	3480	0	11	1990	3	27096	N	N	13926 212TH DR NE
009	062411	0350	9/17/03	\$660,500	3490	0	11	1988	3	37588	Y	N	13914 209TH AV NE
009	405453	0210	11/25/03	\$685,000	3560	0	11	1992	3	46644	N	N	21625 NE 141ST ST
009	405453	0210	11/17/03	\$685,000	3560	0	11	1992	3	46644	N	N	21625 NE 141ST ST
009	770196	0360	5/22/02	\$580,000	3660	0	11	1990	3	15097	N	N	19513 NE 129TH WY
009	770196	0260	7/21/03	\$715,000	3670	0	11	1993	3	18144	N	N	12933 193RD CT NE
009	770196	0510	10/9/02	\$655,000	3730	0	11	1992	3	15672	N	N	12725 197TH PL NE
009	062411	0670	5/6/03	\$658,000	3750	0	11	1987	3	16473	N	N	13743 209TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 72
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	062411	0860	8/20/03	\$820,000	3760	0	11	1990	3	20609	Y	N	13935 209TH AV NE
009	405451	0270	5/28/03	\$830,000	3830	0	11	1990	3	41263	N	Y	22135 NE 140TH WY
009	770196	0540	6/24/03	\$624,500	3830	0	11	1991	3	16817	N	N	12701 197TH PL NE
009	770196	0190	6/6/03	\$739,500	3910	0	11	1991	3	15991	N	N	19406 NE 129TH WY
009	062411	0110	6/13/03	\$735,000	3950	870	11	1990	3	13165	Y	N	14221 212TH DR NE
009	062411	0390	2/20/02	\$850,000	4020	0	11	1985	3	20347	Y	N	13828 209TH AV NE
009	770198	0020	3/21/02	\$875,000	4040	0	11	1993	3	32433	N	N	12422 203RD AV NE
009	321650	0270	7/25/03	\$1,139,342	4060	0	11	2002	3	43667	N	N	12511 208TH PL NE
009	062411	0530	8/5/02	\$895,000	4220	0	11	1995	3	15696	N	N	13622 209TH AV NE
009	770196	0300	5/7/02	\$772,000	4270	0	11	1989	3	18817	N	N	12915 195TH PL NE
009	062411	0690	5/22/02	\$699,000	4270	0	11	1987	3	13871	Y	N	13805 209TH AV NE
009	405453	0080	6/22/03	\$920,000	4290	0	11	2001	3	45035	N	N	13940 224TH CT NE
009	321650	0150	6/17/02	\$1,050,000	4310	0	11	2001	3	25657	N	N	20520 NE 126TH CT
009	405454	0040	11/19/03	\$1,025,000	4430	0	11	1995	3	36699	N	N	14232 221ST AV NE
009	405453	0140	10/31/03	\$844,000	4450	1310	11	1991	3	30793	N	N	22719 NE 139TH WY
009	062410	0670	12/8/03	\$759,000	4470	0	11	1984	3	13299	N	N	14277 209TH AV NE
009	405453	0170	2/21/02	\$1,159,000	4740	0	11	1991	4	72186	N	N	22128 NE 141ST PL
009	405453	0170	5/12/03	\$1,125,000	4740	0	11	1991	4	72186	N	N	22128 NE 141ST PL
009	405455	0010	6/5/02	\$1,325,000	4780	0	11	1994	3	118047	N	N	14004 217TH PL NE
009	062411	0310	5/3/02	\$790,000	4820	0	11	1987	3	20130	Y	N	20915 NE 140TH CT
009	321650	0140	4/12/02	\$962,000	4920	0	11	2001	3	20908	N	N	20532 NE 126TH WY
009	062411	0010	8/23/02	\$1,025,000	5150	0	11	1998	3	13579	Y	N	14281 212TH DR NE
009	062412	0240	4/19/02	\$893,000	3970	0	12	1988	3	24383	Y	N	13919 212TH DR NE
009	062412	0290	5/1/02	\$965,000	4170	0	12	1988	3	25401	Y	N	13713 212TH DR NE
009	405450	0160	1/30/03	\$1,035,220	4200	0	12	1987	3	60763	N	Y	22321 NE 140TH WY
009	405452	0010	3/27/02	\$995,000	4270	0	12	1990	3	67810	N	N	21615 NE 141ST ST
009	321650	0130	5/6/02	\$1,199,950	4280	0	12	2000	3	24103	N	N	20538 NE 126TH WAY
009	770196	0900	11/4/02	\$1,020,000	4640	0	12	1991	3	38798	N	N	19995 NE 129TH ST
009	321650	0210	4/29/02	\$1,400,000	4670	0	12	2001	3	31799	N	N	12419 205TH PL NE
009	405453	0440	5/7/03	\$919,000	4860	0	12	1991	3	35000	N	N	21726 NE 136TH PL
009	405451	0160	1/18/02	\$955,000	4880	0	12	1990	3	48321	N	N	13731 220TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 72
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	321650	0010	6/26/02	\$1,600,000	4970	0	12	2000	3	47625	N	N	13215 211TH WY NE
009	321650	0460	11/12/02	\$1,550,000	5080	0	12	2000	3	27484	N	N	21103 NE 130TH CT
009	321650	0510	6/11/03	\$1,560,000	5210	0	12	2002	3	74091	N	N	13228 211TH WY NE
009	062412	0170	6/5/02	\$1,425,000	5250	0	12	1987	3	28808	Y	N	14113 212TH DR NE
009	405453	0180	9/17/03	\$1,035,000	5630	0	12	1992	3	51853	N	N	22122 NE 141ST PL
009	405451	0300	3/14/02	\$1,242,500	6030	0	12	1991	3	45645	N	Y	13945 224TH CT NE
009	321650	0500	4/11/02	\$2,320,000	6890	0	12	2001	3	142755	N	N	13220 211TH WY NE
009	405453	0060	11/17/02	\$2,400,000	6550	0	13	1998	3	87757	N	N	22015 NE 137TH ST
009	405451	0395	8/27/02	\$2,200,000	7260	0	13	1994	3	104348	N	N	21902 NE 140TH WY

Improved Sales Removed from this Annual Update Analysis
Area
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	068770	0100	4/17/03	\$600,000	RELOCATION - SALE BY SERVICE
003	068770	0100	4/15/03	\$600,000	RELOCATION - SALE TO SERVICE
003	102605	9106	10/7/03	\$160,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	112605	9017	9/22/03	\$289,000	Non Rep
003	112605	9029	3/26/02	\$580,000	RELOCATION - SALE BY SERVICE
003	112605	9029	3/17/02	\$580,000	RELOCATION - SALE TO SERVICE
003	112605	9066	4/9/02	\$323,000	RELOCATION - SALE BY SERVICE
003	112605	9066	4/9/02	\$323,000	RELOCATION - SALE TO SERVICE
003	112605	9108	10/17/03	\$916,730	%Compl ActivePermitBeforeSale>25K
003	112605	9108	10/11/02	\$187,000	%Compl DORRatio
003	112605	9115	3/6/03	\$535,000	2001 Value changed by BOE
003	112605	9185	7/17/02	\$123,999	RELATED PARTY, FRIEND, OR NEIGHBOR; DORRatio
003	112605	9208	8/27/02	\$495,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	113610	0086	3/21/03	\$955,000	UnFinArea
003	113610	0095	8/14/02	\$449,900	BANKRUPTCY - RECEIVER OR TRUSTEE
003	122605	9165	7/25/02	\$300,000	Diagnostic outlier
003	122605	9168	2/20/03	\$245,000	%Compl
003	122605	9187	4/29/02	\$78,223	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
003	132605	9040	7/21/03	\$899,950	UnFinArea
003	132605	9098	5/5/03	\$2,800,000	Corp. Affiliate
003	132605	9100	6/4/03	\$1,175,000	Diagnostic outlier
003	133190	0350	5/21/03	\$535,000	RELOCATION - SALE BY SERVICE
003	133190	0350	4/8/03	\$565,000	RELOCATION - SALE TO SERVICE
003	133190	0360	8/8/03	\$510,000	UnFinArea
003	142605	9092	12/11/02	\$150,000	DORRatio
003	152605	9092	7/30/02	\$300,000	QUIT CLAIM DEED
003	232605	9036	12/12/02	\$605,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	232605	9036	5/17/02	\$580,500	EXEMPT FROM EXCISE TAX
003	242605	9026	8/25/03	\$40,000	QUIT CLAIM DEED; OPEN SPACE DESIGNATION
003	242605	9122	11/7/03	\$590,000	UnFinArea
003	248162	0180	11/6/03	\$595,000	UnFinArea
003	248162	0300	9/19/02	\$825,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	340170	0006	12/27/02	\$300,700	Non Rep
003	340170	0216	7/14/03	\$472,500	Diagnostic outlier
003	340470	0085	1/3/02	\$399,000	Diagnostic outlier
003	340620	0140	9/18/02	\$360,000	RELOCATION - SALE BY SERVICE
003	340620	0140	9/18/02	\$360,000	RELOCATION - SALE TO SERVICE
003	366300	0091	5/16/02	\$85,200	DORRatio
003	366300	0150	1/27/03	\$446,000	ImpCount
003	404590	0030	5/16/02	\$555,000	Diagnostic outlier
003	404590	0095	6/9/03	\$275,000	PrevImp<=10K
003	404590	0146	10/21/02	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
003	421525	0490	3/19/03	\$472,500	RELOCATION - SALE BY SERVICE
003	421525	0490	3/19/03	\$472,500	RELOCATION - SALE TO SERVICE
003	795503	0090	6/6/02	\$187,000	Non Rep

Improved Sales Removed from this Annual Update Analysis
Area
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	956220	0160	4/25/02	\$485,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	020080	0470	4/15/02	\$324,700	RELOCATION - SALE BY SERVICE
004	020080	0470	3/29/02	\$324,700	RELOCATION - SALE TO SERVICE
004	071030	0030	7/19/02	\$30,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
004	111576	0140	7/9/02	\$684,000	RELOCATION - SALE BY SERVICE
004	111576	0140	4/26/02	\$684,000	RELOCATION - SALE TO SERVICE
004	115260	0340	6/7/02	\$500,000	UnFinArea
004	172606	9083	7/31/03	\$164,000	Non Rep
004	172606	9084	11/14/02	\$160,000	Non Rep
004	172606	9084	6/25/03	\$83,380	PARTIAL INTEREST (103, 102, Etc.) DORRatio
004	179590	0290	3/11/03	\$365,000	RELOCATION - SALE BY SERVICE
004	179590	0290	3/11/03	\$365,000	RELOCATION - SALE TO SERVICE
004	179590	0640	9/5/02	\$315,000	RELOCATION - SALE BY SERVICE
004	179590	0640	8/28/02	\$315,000	RELOCATION - SALE TO SERVICE
004	182606	9032	2/7/02	\$336,950	Obsol
004	186200	0080	7/29/03	\$625,000	RELOCATION - SALE BY SERVICE
004	186200	0080	7/24/03	\$625,000	RELOCATION - SALE TO SERVICE
004	186200	0340	3/19/03	\$550,000	RELOCATION - SALE BY SERVICE
004	192606	9007	10/17/02	\$340,000	Diagnostic outlier
004	192606	9208	2/19/02	\$500,000	%Compl DORRatio
004	219570	0140	12/12/02	\$540,000	RELOCATION - SALE BY SERVICE
004	219570	0140	12/12/02	\$540,000	RELOCATION - SALE TO SERVICE
004	252605	9029	3/24/02	\$332,000	Non Rep
004	252605	9038	8/14/03	\$3,000,000	OPEN SPACE DESIGNATION CONT.0OK'D DORRatio
004	252605	9049	12/3/02	\$445,500	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
004	252605	9107	8/14/03	\$1,000,000	OPEN SPACE DESIGNATION CONTINUED0OK'
004	252605	9153	11/6/03	\$600,000	Corp. Affiliate
004	252605	9166	3/7/02	\$710,000	NON-REPRESENTATIVE SALE
004	252605	9167	1/22/02	\$134,274	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
004	252605	9195	12/15/03	\$409,950	PrevImp<=10K
004	252605	9198	12/29/03	\$649,000	PrevImp<=10K DORRatio
004	262605	9009	12/27/02	\$400,000	DORRatioOpenSpace0
004	262605	9029	1/31/02	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	262605	9037	3/4/02	\$1,100,000	Non Rep
004	280220	0150	5/21/02	\$250,000	Diagnostic outlier
004	294400	0290	2/13/03	\$765,000	RELOCATION - SALE BY SERVICE
004	294400	0290	5/17/02	\$765,000	RELOCATION - SALE TO SERVICE
004	302606	9054	3/8/02	\$180,000	DORRatio
004	302606	9087	8/28/03	\$425,000	0OpenSpace0
004	382531	0440	7/19/02	\$330,000	ImpCount
004	382531	0500	4/9/03	\$540,000	Diagnostic Outlier
004	382531	0870	8/23/02	\$684,000	Diagnostic Outlier
004	382531	0900	11/18/03	\$720,000	%Compl
004	570170	0420	2/26/03	\$110,417	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
004	683880	0050	3/6/03	\$1,050,000	NON-REPRESENTATIVE SALE

***Improved Sales Removed from this Annual Update Analysis
Area
(1 to 3 Unit Residences)***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	683880	0060	5/1/02	\$774,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	683880	0060	3/6/02	\$659,959	EXEMPT FROM EXCISE TAX
004	683880	0120	4/16/03	\$167,400	CORP AFFILIATES; QUIT CLAIM DEED; PrevImp<=10K
004	773250	0720	1/8/02	\$170,095	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
004	934870	0410	12/22/03	\$730,000	PrevImp<=10K DORRatio
004	934870	0480	11/21/03	\$659,125	PrevImp<=10K DORRatio
004	934870	0490	12/22/03	\$669,950	PrevImp<=10K DORRatio
004	957805	0170	4/11/03	\$824,293	Diagnostic outlier
009	062410	1050	5/23/02	\$440,000	2004 Value changed by BOE
009	062411	0250	5/23/03	\$621,600	ActivePermitBeforeSale>25K
009	062510	0015	3/25/03	\$430,000	BANKRUPTCY - RECEIVER OR TRUSTEE Obsol
009	062510	0067	5/2/03	\$275,000	Non Rep
009	062510	0085	4/29/03	\$656,000	MULTI-PARCEL SALEOpenSpace0
009	062510	0162	2/10/03	\$97,883	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY,
009	062510	0175	12/16/02	\$293,000	Non Rep
009	192606	9013	7/25/02	\$13,555	ImpCountPARTIAL INTEREST (103, 102, Etc.);
009	202606	9057	6/10/02	\$1,600,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	212606	9029	6/9/03	\$725,000	Diagnostic outlier
009	212606	9029	7/29/02	\$480,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	212606	9029	4/8/02	\$461,250	EXEMPT FROM EXCISE TAX
009	302606	9062	2/4/02	\$180,000	DORRatio
009	302606	9079	7/28/03	\$368,500	GOVERNMENT AGENCY Obsol
009	321650	0230	11/18/03	\$772,204	%Compl
009	405451	0150	7/14/03	\$987,500	RELOCATION - SALE BY SERVICE
009	405451	0150	7/14/03	\$987,500	RELOCATION - SALE TO SERVICE
009	405452	0170	12/27/02	\$639,950	RELOCATION - SALE BY SERVICE
009	405452	0170	12/19/02	\$639,950	RELOCATION - SALE TO SERVICE
009	405453	0440	4/12/02	\$860,000	Diagnostic Outlier
009	405455	0080	5/15/02	\$269,900	%Compl DORRatio
009	770196	0490	1/14/03	\$587,000	RELOCATION - SALE BY SERVICE
009	770196	0490	1/14/03	\$587,000	RELOCATION - SALE TO SERVICE
009	770196	0760	4/18/03	\$525,400	BANKRUPTCY - RECEIVER OR TRUSTEE
009	770196	1260	3/27/03	\$607,000	RELOCATION - SALE BY SERVICE
009	770196	1260	3/27/03	\$607,000	RELOCATION - SALE TO SERVICE

Vacant Sales Used in this Annual Update Analysis
Area 72

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
3	112605	9217	3/19/02	300000	55756	N	N
3	112605	9231	9/23/03	275000	39630	N	N
3	232605	9106	5/28/03	180000	109771	N	N
3	340770	0015	11/13/03	199000	272250	Y	N
3	361201	0010	1/25/02	600000	65776	Y	N
3	421525	0080	12/30/03	180000	39391	N	N
9	062610	0035	7/11/03	225000	245678	N	N
9	292606	9024	3/3/03	99999	113256	N	N
9	321650	0300	3/21/02	295000	29640	N	N
9	321650	0410	11/12/02	325000	84942	N	N
9	321650	0410	10/21/03	350000	84942	N	N
9	405451	0170	4/29/02	350000	66789	N	N

Vacant Sales Removed from this Annual Update Analysis
Area 72

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	112605	9207	7/1/02	10000	ROAD ESMNT
3	122605	9043	9/2/03	70000	TRUST
3	122605	9195	4/3/03	165000	GOVERNMENT AGENCY;
3	142605	9120	2/21/03	250000	NEW IMPROVEMENT
3	152605	9002	9/3/03	350000	BANKRUPTCY - RECEIVER OR TRUSTEE;
4	252605	9091	5/27/03	1300000	LOW RATIO
4	382531	0470	11/20/02	549900	NEW IMPROVEMENT
4	564930	0050	9/19/03	75000	LOW RATIO
4	564930	0270	9/23/03	40000	HIGH RATIO
8	942850	0005	10/22/03	2000	QUIT CLAIM DEED (ONLY SALE FROM SUB AREA 8)
9	192606	9026	7/26/02	60000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
9	321650	0310	12/4/02	450000	NEW IMPROVEMENT
9	321650	0450	4/5/02	330000	NEW IMPROVEMENT



**King County
Department of Assessments**

King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

**Scott Noble
Assessor**

MEMORANDUM

DATE: January 31, 2004

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2004 Revaluation for 2005 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr